

4948536

REAL ESTATE CONTRACT

LDWSF
12.3.54 v4
12.2.1.110 v1

THIS AGREEMENT, made and entered into this 11th day of September, 1958, between COMMERCIAL WATERWAY DISTRICT NO. 1 OF KING COUNTY, WASHINGTON, hereinafter called the 'seller', and FRANK LENCI, hereinafter called the 'purchaser',

W I T N E S S E T H:

That the seller agrees to sell to the purchaser and the purchaser agrees to purchase of the seller the following described real estate, with the appurtenances, situate in the County of King, State of Washington, to-wit:

A portion of the southeast quarter of the southeast quarter of section 19, together with a portion of the northeast quarter of the northeast quarter of section 30, all in township 24 north, range 4 east, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said section 30; thence south $89^{\circ}23'29''$ west along the north line of said section 30, 16.45 feet to a point on the government meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence south $38^{\circ}29'35''$ west 211.96 feet; thence south $28^{\circ}36'53''$ west 227.83 feet to the southerly boundary of lot 9, block 34, Joseph R. McLaughlin's Water Front Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, extended westerly; thence north $21^{\circ}14'08''$ west 168.71 feet; thence north $43^{\circ}00'00''$ west 83.00 feet; thence north $29^{\circ}53'50''$ east 272.99 feet; thence north $46^{\circ}29'18''$ east 125.00 feet; thence north 61.15 feet along a line parallel with and 132.00 feet westerly of the west margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721 and 465381, as provided by City of Seattle Condemnation Ordinance Nos. 82137, 82138 and 82492; thence north $89^{\circ}23'29''$ east 132.00 feet along a line parallel with and 237.34 feet north of the south line of said section 19, to a point on said west margin of 1st Avenue South; thence south along said west margin of 1st Avenue South 237.25 feet to a point on the said government meander line; thence south $35^{\circ}52'24''$ west along said meander line 0.12 feet, to the true point of beginning;

TOGETHER with that portion of the northeast quarter of the northeast quarter of section 30, township 24 north, range 4 east, lying between the southeasterly boundary of said tract and the northwesterly boundary of Joseph R. McLaughlin's Waterfront Addition to City of Seattle, and northerly of the southerly boundary of lot 9, block 34, of said addition, extended westerly, EXCEPT any portion thereof lying within said Joseph R. McLaughlin's Waterfront Addition to City of Seattle.

-1-

2 additional sheets

SEP 29 1958

USEPA SF



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Subject to: Right of the City of Seattle, under judgment on verdicts entered in King County Superior Court Cause Nos. 460720, 460721 and 465381, to damage said premises by changing and establishing street grades, grading and regarding, as provided by Ordinance Nos. 82138, 82137 and 82492.

Subject to the following reservation, to be included in in the deed of conveyance, to-wit:

"There is reserved from afore-described property, in favor of all persons now or hereafter acquiring title to any portion of Commercial Waterway District Slip Number 2 (a portion of which Slip is conveyed by this Deed), an easement for navigation, ingress, egress and dredging by vessels, including but not limited to scows and dredges, upon and over all portions of the demised premises lying within 100 feet on either side of a 'median line', herein-after described, and lying southerly and westerly of the 'upper channel lines', also hereinafter described. By acceptance of this Deed, Grantee covenants not to fill, build on, or in any manner obstruct any part of the demised premises subject to the foregoing easement, save with the prior written consent of all of the then owners of the dominant tenements.

"The referred to 'median line' is described as follows; in King County, State of Washington:

From a point at the intersection of the Gov't Meander Line, Right Bank, 1st Cumish River, and the line between sections 19 and 30, Township 24 N., Range 4 East, W.M.; thence N. 27°56'40" E. 336.82 feet; thence N. 43°25'46" E. 250.80 feet; thence South 300 feet to the true point of beginning. A line thence S. 46°29'18" W. 125 feet, and thence S. 29°53'50" W.

"The referred to 'upper channel lines' are described as follows, in King County, State of Washington:

A line parallel to and 148.38 feet west of the section line between sections 19 and 20, township 24 N., Range 4 East, W.M. A line parallel to and 176.19 feet north of the section line between sections 19 and 30, township 24 N., Range 4 East, W.M."

The terms and conditions of this contract are as follows:

The purchase price is Eleven Thousand One Hundred Thirty-five Dollars and Sixteen Cents (\$11,135.16), of which One Thousand One Hundred Thirteen Dollars and Fifty-two Cents (\$1,113.52) has been paid, the receipt whereof is hereby acknowledged, and the balance of said purchase price shall be paid as follows:

4948536

In ten equal annual installments of principal of One Thousand Two Dollars and Sixteen Cents (\$1,002.16) each, together with interest on the declining balance of the principal at the rate of six percent (6%) per annum, payable annually. The annual installments of principal and annual payment of interest shall be due and payable on the 11th day of September of each year commencing on the 11th day of September, 1959, until the entire balance of principal and interest are fully paid.

The purchaser is entitled to take possession of said premises on this date.

The purchaser agrees to pay before delinquency all taxes and assessments that may as between grantor and grantee become a lien on said premises.

The purchaser assumes all hazards of damage to or destruction of any improvements hereafter to be placed thereon, and of the taking of said premises or any part thereof for public use.

In case the purchaser shall fail to make any payment hereinbefore provided by the purchaser to be made, the seller may make such payment and any amount so paid by the seller, together with interest thereon from date of payment until repaid at the rate of ten (10) percent per annum, shall be repayable by the purchaser on demand, all without prejudice to any other right the seller might have by reason of such default.

The seller has procured or agrees, within ten days from date hereof, to procure from Washington Title Insurance Company a purchaser's policy of title insurance, insuring the purchaser to the full amount of the said purchase price against loss or damage by reason of defect in the title of the seller to the said described premises or by reason of prior liens not assumed by the purchaser under this agreement.

SEP 29 1958

D Jun 23-44

3396554

Jun 7-44 - \$10. ovc \$88. irx & \$80. str

Thos. Carstens Investment Co., a Wn corp
to Permanente Cement Company, a corp

The fp c&w to sp the fdre, sit kow:

All of the portions of Gov Lot 4, Sec 19 Tp 24 N R 4 EWM, and of
Gov Lot 5, Sec 30 sd tp and rng, lyng within a tt of land ptely
dafs:

Basp on the Wly mgal ln of E Marginal Way from which pt the intrsectn
of sd Wly ln with the S ln of W Fidalgo Street as said st was hereto-
fore condemned in King County Superior Court Cause No. 178890 as prov-
ided by Ord No. 46352 of the CofS, bears N 19°36'23" W a dis of 428.40
ft; rng th S 19°36'23" E, alg sd Wly ln of E Marginal Way, 425.07 ft
to the Nly ln of Slip No. 2; th alg sd Nly ln, S 43°30'30" W 406.28
ft; th S 27°45'30" W 335.58 ft to the sec lnbtw Sections 19 and 30,
sd tp and rng; th S 71°55'46" W 50.00 ft; th S 25°46'00" W 198.878
ft to the intrsectn of the Ely ln of the Duwamish Waterway as now loc
and established with the Nly ln of sd Slip No. 2; th N 19°35'39" W,
alg the Ely ln of sd Waterway, 834.03 ft to a pt from which the intrsect
of the Ely ln of sd waterway with the Wly m line of Gov Lot 4, sd Sec
19, bears N 19°35'39" W a dis of 700.00 ft; th N60°26'42" E 812.81
ft to the pob, ontng li acras, more or less.

Thos. Carstens Investment Co.

(corpal)

By Tom Carstens, Pres

Attest: Doris G. McKendry, Sery

Co of Pierce, Wn Jun 7-44 by Tom Carstens and Doris G. McKendry, Pres &
Sery, respectively, of sd corp (of) bef Frank Jacobson npfor Wnresat
Tacoma (ns Aug 25-47) Eld by STCO.

D Jun 23-44

...

3396555

May 15-44 \$10. \$6.60 irx & \$6. str

Lagerquist Bros., Inc., a Wn corp

to Clarence A. Lody and Isabel M. Lody, hwf

The fp c&w to rps the fdre, sit kow:

Lots 1 and 2, Blk 39, West Shore Add to Seattle, accdg to plat thof
recd in Vol 8 of Plats, pg 17, recs of sd county; Sub to esmnts and
restrictions now of record

WW sd corp has caused this instr to be exctd by its proper officers
and its corp alto be hereunto affixed

Lagerquist Bros., Inc.,

(corpal)

By Carl Lagerquist, VPres

By Arthur G. Lagerquist, Sery-Treas

tax kow May 24-44 by Carl Lagerquist and Arthur G. Lagerquist, VPres &
Sery-Treas, respectively, of sd corp (of) bef M.E. & M Crofutt npfor Wnresat
S (ns Jul 2-46) Eld by STCO.

Assmt Cont & D Jun 23-44...

3396556

Jun 14-44 val rec'd \$2.20 irx & \$2. str

Dale A. Wilson and Mildred T. Wilson, hwf

to Annie Wimmer and Minnie Richards, unmrrd women

The fps hrby a t & so to spe that crtn re cont entrd into on Jun 17-44
btw fshinas seller, and Angus Morrison and Florence Morrison, hwf, as
purcher, for the sale & pur of the fdre, sit kow:

Per of Lot 9 Blk 1 Richmond Tracts, Division No. 3, accdg to plat
thof recd in vol 25 of plats, pg 49, recs of sd county, daf:

at the NE cor of sd Lot 9, th Wly alg the N ln 102.58 ft; th
SWly plw the E bndry of sd Lot 9 136 ft; th Ely plw the N bndry of Lot
9 102.58 ft; th NEly 136 ft to the pob

and sd fps c&w sd des prem to sd sps who hrby assume and agree to ful-
fill the conditions of sd re cont and sd fps hrby oov that there is now
unpd on the princ of adcont the sum of \$1800.

90
Lease Jul 15-41

Jun 2-41

Frank J. Murphy and Barney Campbell, a partnership
to Seattle Sunset Co. a Wn corp
Fp lease and demise to sp the fdre in s kow

3178166

A garage loc at 5939 E Marginal Way with the fol ground,
Tht ptn of Lot 34 Sec 19 Tp 24 nr 4 d f;
40 ft S of the bldg, 40 ft W of the bldg, 15 ft N of the bldg
and 10 ft E of the bldg toltgr with the fol equipment loc on
sd prem

for term of 2 yrs from Jun 2-41 to Jun 1-43 at rent or sum of
equivalent to 1¹/₂¢ per gal for each gal of lessees gas
sold upon the prem

Agreed tht if any rent shall be due and unpd it shall be
lawful for sd lessor to re-enter and remove all persons thfrom

Frank J. Murphy
Barney Campbell
Seattle Sunset Co.
By Geo. E. Metzger??

kow Jun 3-41 by Frank J. Murphy and Barney Campbell, partnership
bef Paul Darham np for sw res at ns Oct 12-43
(Ml Meier & Meagher, 1622 Nor Life Tower, City)

M (fld and rec) Jul 15-41

Jul 11-41 \$3500.

Seattle Sunset Company, a cor
to Sunset Oil Company, a corp

Fp mtg to sp the fol prop sit at fol places to-wit:

1714
198
3178167
1832806

des trucks and furnishings loc at 2410 13th Ave SW Seattle, Wn;
Gas station equipment etc loc at warehouse on Lot 1 Blk H, of
Seattle Tide Lands, Frink's Waterfront Replat of Blk 397 Seattle,
kow

Gas station equipment loc at 3147 Eastlake Ave Seattle, Wn
inc one wood service station bldg

Gas station equipment and one portable steel service station bldg
loc at 7th Ave and University St on tht ptn of the NW cor of
Lots 1 and 4 in Blk 63 of Plat of an add to the C of S as laid
out by A.A. Denny, beg at the nw cor of sd lots, th S 30 ft, alg
7th Ave, th E at rt angle with 7th Ave a dist of 85 ft, th N at
a rt angle wthk a dist of 30 ft, th W alg University St, to the
true pob sit in kow

Also Gas station equipment loc at 5939 E Marginal Way, Seattle, kow

Mtgor also mtgs to mtgee the leasehold est of mtgor hinafter
des to-wit

The int and est of the mtgir in and to tht certainvlease
dtd Feb 1-40 by and betw Nellie Furstenau, indiv and as extx
of the last will and test of Emil C. Furstenau, as lessor and Henry
M. Parpart as lessee, covering Lot 20 in Blk 36 of Denny-Fuhrman Add

D Jun 30 41

Jun 23 41 \$10. and ovr \$3.85 irs and \$3.50 at
Margareta Lange at the time of say title in and at all times since,
an unmd woman of San Francisco Calif

to Robt & G Clostermann and Minna P Clostermann. hwf

fp oys and war to sp flg deare sit inkw

lot 25, and the N $\frac{1}{2}$ of lot 24, blk 3, Davis Add to Seattle

Margaret Lange

--US San Francisco Co Calif-- by Margareta Lange bf Joseph Gonsthen np
Calif res at San Francisco (KS) msp 320 Lumbermens bldg Portland Ore

+++

D Jun 30 41

Jun 30 41 \$1.

AL Ployart,

to Thos. Carstens Investment Company, a corp

fp oys and qes to sp all int in flg des re sit in mmx kw

That porm of govt lot 5, blk 30, tp 24 NR 4 ewm, and
lots 3 and 4, sec 19 tp 24 NR 4 ewm, more sp particularly df:
R Com at the sec cor of sees 19, 20, 29 and 30, in tp 24 NR 4 ewm, west
at these line bet govt lot 4 and govt lot 5, sec 30 to the intan
of sd line with the E & mgn of the Duwamish Waterway as the same is now esth-
th S 19° 34' 39" E 200 ft, ml, to the intan of the e ly line of the Duwamish
Waterway with the N line of Slip No 2 wh is the point of beginning; th N 19°
15' 39" W 153' 03" to al the e ly mgn of the Duwamish Waterway to a point
appxly 70 ft E of the intan of the e ly line of the Duwamish Waterway with
the line bet govt lots 3 and 4 in sec 19; th N 23° 2' E 218.84 ft; th
N 89° 40' 5" E 366.14 ft; th S 0° 22' 40" E 9.8 ft to the sw cor of Eli
B Maple's Donation Claim; th N 89° 56' 34" E 328.83 ft to the eastern line
of east mgnl way; th S 19° 35' 43" E 974.58 ft; th S 43° 30' 30" W
406.46 ft; th S 27° 45' 30" W 335.56 ft to the secl line bet seen 19 and
30; th S 71° 55' 45" W 50 ft; th S 25° 46' W 198.878 ft to the point of
beginning; excepting any porm taken by thees for stpurps; Also

That porm of govt lots 3 and 4, ly E of East Mgnl Way west of
First Ave South and S of Fidalgo St, more ptely des as fls: Beg at the
intan of the E line of East Marginal Way with the W line of First
Ave South in govt lot 4, sec 19, th N 19° 35' 43" W 573.31 ft al the E
line of East Mgnl Way to the line of Fidalgo Street; th N 89° 56' 34" E
al the S line of Fidalgo St 192.37 ft to the west line of First Ave South
th S al the W line of First Ave South 538.32 ft to the place of beg

A L Ployart Trustee

kw Jun 30 41 by A L Ployart trustee bf SNG Greenleaf np W res at (NS
Feb 3 43) al msp WZ Kerr 1309 Hoge bldg
dnc

+++

Option Mar 29-41

Mar 29-41

betw Thos. Carstens Investment Company, a Wn corp, called owner
and A.L. Pleyart, as Trustee, of S called optionee

The owner does hby give and grant to sp the exclusive rt and priv
of pur the fdre from fp loc in kow d f

The ptn of Gov Lot 5 Sec 30 Tp 24 nr 4 own and
Lots 3 and 4 Sec 19 Tp 24 nr 4 own more partic d f

Comm at the sec cor of Secs 19-20-29 and 30 in Tp 24 nr 4 own
W alg the Sec in betw Gov Lot 4 and Gov Lot 5 Sec 30 to the interstn
of sd ln with the E agn of the Duwamish Waterway as the sm is now
estab; th S 19°35'39" E 200 ft mrl to the interstn of the ely ln of
the Duwamish Waterway with the N ln of Slip No 2 wh is the pob; th
N 19°35'39" W 1634.08 ft alg the ely agn of the Duwamish Waterway
to a pt approx 70 ft S of the interstn of the ely ln of the Duwamish
Waterway with the ln betw Gov Lots 3 and 4 in Sec 19; th N 25°2'29"
E 218.84 ft; th N 89°40'18" E 366.14 ft; th S 0°22'40" E 9.8 ft to t
the sw cor of Eli B. Maple's Don Claim; th N 89°56'34" E 328.65 ft to
the western ln of E Marginal Way; th S 19°35'43" E 904.59 ft; th S
43°20'30" W 406.46 ft; th S 27°46'30" W 336.567 ft to the Sec ln betw
Secs 19 and 30; th S 71°55'46" W 50 ft; th S 25°46' W 198.878 ft to
the pob. excepting any pta taken by the Gov or S for at purp, also

The option price for the sd prop is \$190,000. cash and upon the
election by the sp to pur the prop shall be pbl at the time of
conveyance from the fp to sp. Ntc of election to pur hunder by the
sp shall be gvn in writing and shall be del to the fp c/a 1623
E J. Tacoma, Wn or to Wm. Z. Kerr, 1309 Hoge Bld, Seattle, Wn as agt f
for the owner. Nt of sp to pur hunder shall expire at 12 noon
May 13-41 unless prior to sd date and hour the sp pays to the owner
the sum of \$1500. in event of wch payt the rt of the sp to pur shall
be extended to 12 noon Jun 27-41.

If sp gives nts of his election to pur sd prop the owner agrees to
furnish within 10 days at its own cost and expense a pur pol of ti
ins prepared by WTIC of or some other ti ins co of good standing
in the State of Wn. The sp shall have 5 days from and after del of
sd pol of ti ins to examine the sm to see tht the ti as shown by sd
ti ins pol is marketable, or can be made marketable within 30 days
of the ntc of the sp objection to any item shown in such pol and
the ti is rfi trr and asmts (it being agreed tht any liws, enc
trr or asmts may be dis from the purp money and it being
further agreed tht the tenancies now existing on the prem shall not
be considered enc). If the ti is marketable or can be made
marketable by the owner in sd 30 days, on demand by owner
gvn to sp at 1333 N H Bld Seattle the sp shall pay over to
the owner the full sum of \$190,000. upon recd of the stat wd
from the owner to sp (sd deed however, being subj to the rts of
tenants in possession of the sd prop)

It is further agreed tht if the sp on or bef 12 noon May 13-41
pays to the owner \$1500. and secures an extn of this option and
after the sd payt exercises his option to pur the prop tht the sd
\$1500. so pd shall be credited upon the pp

If the sp elects to pur the prop, rents from tenants upon the prop
shall be adjusted as of the date of the conveyance and water charges
agst the prop shall also be adjusted as of sd date.

The real prop trr pbl in 1941 have been pd by the owner and any and
all trr or asmts lev or pbl after the date hof shall be borne by sp

Possession of the prem shall remain in the owner until the
option is exercised.

The sp or his agts are hby auth and permitted to go upon the
prem to examine and survey the sm, provd tht the license hby
granted shall not permit the sp or his agts to interfere with the
possession of the tenants on the prem and tht the sp and his agts
in going upon the prem do so solely at their own risk.

Time is ess of this agmt and at 12 noon May 13-41 all rts of the
sp hunder shall cease and determine unless \$1500. as hln provd
for is pd and this option has been extended as hln provd and in
no event shall the option be extended beyond 12 noon Jun 27-41
on wch date all rts of the sp hunder shall cease and expire.

If the sp does not elect to pur the prop and has pd the owner

(S)

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\$1500. sd \$1500. shall be retained by the owner as compensation for the granting of the option.

The sp may assign and transfer this option to the indiv or indivs for whom he is now acting as trustee or to a corp org by them, but no other assmt or transfer of this option shall be valid with first securing the written consent of the owner. IWW the parties hto have exc the pres

Thos. Carstens Investment Co
by W.Z.Kerr, Pres & Pirie
Attest: R.E. Pirie, Sec-Treas
A.L. Pleyart, Trustee

corp sl

kow Mar 29-41 by Wm. Z.Kerr and R.E.Pirie, Pres and Sec-Treas repvly of the corp of) and by A.L.Pleyart, bef S.N.Greenleaf ap for sw res at s ns Feb 2-43 (Ml A.L.Pleyart, 1333 D H Bld)

M Mar 29-41

3154946 fha

Mar 26-41

Stella M. Weeks, an unmd woman of s kow
to Seattle Trust and Savings Bank, a Wn corp
sp mtg to sp its sa the fdre in kow

20 ft of Lot 4 and N 20 ft of Lot 5 all in Blk 55 of The Boston Co's.
plat of West Seattle, acc to vol 3 of plats pg 19 rec of sd Co
and fxts --- sm as 2987718 --- \$2500. --- 4 1/2% --- \$19.13 --- Jun
1-41 --- May 1-56 --- Stella M. Weeks
kow Mar 29-41 by Stella M. Weeks, bef Harriet Watchie ap for sw res
at s ns Nov 9-44 (Ml STCo)

M Mar 29-41

3154947 fha

Mar 28-41

Robert M. Baker and Wilma M. Baker, hw of s kow
to Seattle Trust and Savings Bank, a Wn corp
sp mtg to sp its sa the fdre in kow

E 20 ft of Lot 1 and W 45 1/2 ft of Lot 16 all in Blk 3 of University
Home Trs, acc to vol 24 of plats pg 38 rec of sd Co
and fxts --- sm as 2987718 --- \$4800. --- 4 1/2% --- \$26.69 --- May
1-41 --- Apr 1-66 --- Robert M. Baker
Wilma M. Baker

kow Mar 29-41 by Robert M. Baker and Wilma M. Baker, bef Harriet
Watchie ap for sw res at s ns Nov 9-44 (Ml STCo)

D Mar 29-41

3154948

Mar 24-41 \$10. & gvc .55 1rsx .50 s-t
Paul VanWinkle and Ethel VanWinkle, hw of s-w
to Kathryn Myapp of s
sp oy and wrt to sp the fdre in kow

Lot 7 Blk 16 Replat of Morningside Heights Add to S kow
acc to rec plat in ao of kow

Paul VanWinkle
Ethel VanWinkle

kow Mar 24-41 by Paul VanWinkle and Ethel VanWinkle, hw bef Everett
O. Butts ap for sw res at s ns Aug 22-43 (Ml STCo)

D Mar 29-41

3154949

Mar 24-41 \$10. & gvc .55 1rsx .50 s-t
Paul VanWinkle and Ethel VanWinkle, hw of s-w
to William F. Menning, of s-w
sp oy and wrt to sp the fdre

Lot 6 Blk 16 Replat of Morningside Heights Add to S, kow acc to rec
plat in ao of kow

--- bal inc sig, ack and mlf address sm as 948 ---

DEED

THIS INDENTURE, made this 29th day of August, 1958, between
 COMMERCIAL WATERWAY DISTRICT NO. 1 OF THE COUNTY OF KING, STATE OF
 WASHINGTON, a municipal corporation, Grantor, and PERMANENT CEMENT
 COMPANY, Grantee, recites:

WHEREAS, Commercial Waterway District No. 1 of the
 County of King, State of Washington, is a public
 corporation duly organized and existing under and
 by virtue of the laws of the State of Washington
 relating to commercial waterways; and

WHEREAS, on the 4th day of April, 1958, the Commission-
 ers of Commercial Waterway District No. 1 for King
 County, State of Washington, at a meeting regularly
 called for the purpose, made an order authorizing and
 directing that notice be given in accordance with law
 of a hearing before said board as to the advisability
 of making sale of the said property hereinafter de-
 scribed, the hearing to be held on the 2nd day of
 May, 1958, 1377 Dexter Horton Building, Seattle,
 Washington; and

WHEREAS, the said board, deeming it advisable to have
 such a hearing did thereupon duly direct that notice
 of such hearing be published and posted for and in the
 manner required by law, and in accordance therewith,
 such notice was duly given by posting and publishing
 for the time and in the manner required by law, and
 due proof thereof by affidavits was duly made and
 filed in the office of said Commercial Waterway Dis-
 trict before the time of said hearing, which said
 affidavits are now on file and of record in the min-
 utes of said district; and

WHEREAS, at the said hearing at the time and place
 above specified, the said board did deem it advisable
 to sell the said property; and

WHEREAS, at a meeting held on the 2nd day of May,
 1958, the said board passed a resolution to sell the
 real property hereinafter described at public auction
 on the 4th day of June, 1958, at 10:00 o'clock A.M.
 at the Jefferson Street entrance of the King County
 Court House, in Seattle, King County, Washington, to
 the highest and best bidder for cash, and did author-
 ize the Treasurer of the said King County, Washington,
 to act for the said Commercial Waterway District No. 1
 in conducting the said sale; and

WHEREAS, notices of the said sale fixing the time and
 place and manner of said sale were thereupon directed
 by said board to be given, and were thereafter, in the
 manner and for the time required by law, namely by
 publishing and posting the same in the manner provided
 by law with reference to the sale by boards of county
 commissioners of any real estate belonging to counties

18.15
 16.50
 on Balance
 due

2 of 11 pages

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of the state; and, whereas, affidavits of such publishing and posting of notices were filed of record in the office of said Commercial Waterway District No. 1 before the time fixed for conducting said sale; and

WHEREAS, at the time and place specified in said notice of sale the said Treasurer of King County, Washington, acting for said Commercial Waterway District No. 1 did at public auction sell the following described property to PERMANENTE CEMENT COMPANY for the sum of SIXTEEN THOUSAND THREE HUNDRED THIRTY-NINE DOLLARS AND FORTY-EIGHT CENTS (\$16,339.48), the same being the highest and best bid received therefor; and

WHEREAS, on the 6th day of June, 1958, at a meeting of the said board regularly called the said sale to PERMANENTE CEMENT COMPANY was confirmed and the said board by its chairman and secretary was authorized and directed to make, execute and deliver a deed to said purchaser embodying the terms of the sale.

NOW, THEREFORE, the sale having been performed and under the authority as above specified, Commercial Waterway District No. 1 for King County, State of Washington, for and in consideration of the sum of SIXTEEN THOUSAND THREE HUNDRED THIRTY-NINE DOLLARS AND FORTY-EIGHT CENTS (\$16,339.48), the receipt for which is hereby acknowledged, hereby bargain, sell, conveys and confirms unto said PERMANENTE CEMENT COMPANY the following described real estate situated in King County, State of Washington, to-wit:

A portion of the southeast quarter of the southeast quarter of section 19, Township 24 north, range 4 east W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said section 19; thence south 89°23'29" west 16.38 feet to the west margin of First Avenue South as established in combined King County Superior Court Cases Nos. 460720, 460721 and 465361, as provided by City of Seattle Ordinance Nos. 82137, 82138 and 82492; thence north along said west margin 474.78 feet to the point of beginning of this description; thence west 132.00 feet to an intersection with the Government arroyo line of the right bank of the Burien River; thence north 43°25'46" east along said arroyo line 154.38 feet to an intersection with the westerly margin of East Marginal Way, as established by City of Seattle Ordinance No. 32881; thence south 19°34'23" west along said westerly margin 71.10 feet to an intersection with the before described west margin of First Avenue South; thence south 39.49 feet to the point of beginning.

OCT 14 1958 830

Filed by WTI

4957444

Also:

A portion of southeast quarter of the southeast quarter of section 19, TOGETHER with a portion of the northeast quarter of the northeast quarter of section 30, both in township 24 north, range 4 east, W.M., in King County, Washington, described as follows:

Commencing at a point on the north line of section 30, which point lies south 89°23'29" west 148.38 feet from the northeast corner of said section 30; thence north 176.19 feet along a line which is parallel with and 132.00 feet west of the west margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721 and 465381, as provided by City of Seattle Ordinance Nos. 82137, 82138 and 82492 to the true point of beginning of this description; thence continuing north along said parallel line 300.00 feet to a point on the government meander line of the right bank of the Duwamish River; thence along said meander line the following course and distances; south 43°25'46" west 250.00 feet; south 27°56'40" west 336.82 feet to a point on the north line of said section 30; thence south 71°48'51" west 50.00 feet; thence south 25°38'45" west 199.24 feet to a point on the easterly right of way of Commercial Waterway District No. 1; thence south 19°35'39" east along said right of way 236.33 feet; thence north 29°53'50" east 509.99 feet; thence north 46°29'18" east 125.00 feet to the true point of beginning.

Also:

A portion of the southeast quarter of the southeast quarter of section 19, township 24 north, range 4 east, W.M., in King County, Washington, described as follows:

Commencing at the southeast corner of said section 19; thence south 89°23'29" west along the south line of said section 19, 148.38 feet to a point on a line which is parallel with and 132.00 feet west of the west margin of 1st Avenue South as established in combined King County Superior Court Cause Nos. 460720, 460721 and 465381, as provided by City of Seattle Ordinance Nos. 82137, 82138 and 82492; thence north along said parallel line 237.34 feet to the true point of beginning; thence continuing north along said parallel line 238.55 feet to a point on the government meander line of the right bank of the Duwamish River; thence east 132.00 feet to a point on said west margin of 1st Avenue South; thence south along said west margin 237.44 feet; thence south 89°23'29" west 132 feet to the point of beginning.

SUBJECT TO: Right of the City of Seattle, under judgment on verdicts entered in King County Superior Court Cause Nos. 460720, 460721 and 465381, to damage said premises by changing and establishing street grades, grading and regrading, as provided by Ordinance Nos. 82138, 82137 and 82492.

4953444

Subject to the following reservation, to-wit:

"There is reserved from afore-described property, in favor of all persons now or hereafter acquiring title to any portion of Commercial Waterway District Slip Number 2 (a portion of which Slip is conveyed by this Deed), an easement for navigation, ingress, egress and dredging by vessels, including but not limited to scows and dredges, upon and over all portions of the demised premises lying within 100 feet on either side of a 'median line', hereinafter described, and lying southerly and westerly of the 'upper channel lines', also hereinafter described. By acceptance of this Deed, Grantee covenants not to fill, build on, or in any manner obstruct any part of the demised premises subject to the foregoing easement, save with the prior written consent of all of the then owners of the dominant tenements.

"The referred to 'median line' is described as follows; in King County, State of Washington:

From a point at the intersection of the Government Meander Line; Right Bank, Duwamish River and the Line between sections 19 and 30, Township 24 N., Range 4 East., W. M.; thence N. $23^{\circ}56'40''$ E. 326.82 feet; thence N. $43^{\circ}25'46''$ E. 210.80 feet; thence South 300 feet to the true point of beginning. A line thence S. $46^{\circ}29'18''$ W. 125 feet, and thence S. $29^{\circ}53'50''$ W.

"The referred to 'upper channel lines' are described as follows, in King County, State of Washington:

A line parallel to and 148.38 feet west of the section line between sections 19 and 30, township 24 N., Range 4 East, W.M. A line parallel to and 176.19 feet north of the section line between sections 19 and 30, township 24 N., Range 4 East, W.M."

DATED at Seattle, Washington this 10th day of September, 1958.

COMMERCIAL WATERWAY DISTRICT NO. 1
FOR KING COUNTY, STATE OF WASHINGTON

By Charles E. Richardson
Chairman

By [Signature]
Secretary

[Signature]
Commissioner

Charles E. Richardson
Commissioner

[Signature]
Commissioner

6508057

Placer National Title Insurance
WASHINGTON FIELD 6
Filed for Record at Request

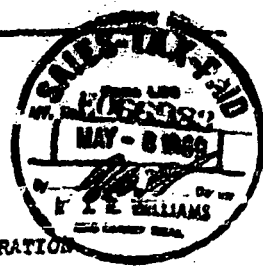
050757
State of Washington
County of King
Conveyance
Tax
35.00

THIS SPACE RESERVED FOR RECORDS USE

878863

5028057

Quit Claim Deed



THE GRANTOR **FRANK LENCI AND RUTH LENCI, HIS WIFE**

for and in consideration of **TEN (\$10.00) DOLLARS AND OTHER CONSIDERATION**

convey and quit claim to **JOHN V. FARRELL AND DOROTHY E. FARRELL, HIS WIFE**

the following described real estate, situated in the County of **KING**

State of Washington including any interest therein which grantor may hereafter acquire:
AN UNDIVIDED ONE HALF INTEREST IN THE FOLLOWING DESCRIBED PROPERTY

A portion of the southeast quarter of the southeast quarter of section 19, together with a portion of the northeast quarter of the northeast quarter of section 30, all in township 24 north, range 4 east, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said section 30; thence south 85°22'29" west along the north line of said section 30, 16.45 feet to a point on the government meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence south 85°22'23" west 21.00 feet; thence south 85°33'53" west 227.03 feet to the southerly boundary of lot 9, block 34, Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, extended westerly; thence north 21°14'08" west 38.00 feet; thence north 43°00'00" west 69.00 feet; thence north 25°53'50" east 21.00 feet; thence north 48°29'18" east 125.00 feet; thence north 51.15 feet along a line parallel with and 32.00 feet westerly of the west margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460760, 470721 and 455351, as provided by the City of Seattle Council, Ordinance Nos. 82187, 83133 and 82492, thence north 85°23'29" east 32.00 feet along a line parallel with and 237.34 feet north of the south line of said section 19, to a point on said west margin of 1st Avenue South; thence south along said west margin of 1st Avenue South 237.25 feet to a point on the government meander line; thence south 35°32'24" west along said meander line 10.00 feet, to the true point of beginning.

TOGETHER with a portion of the northeast quarter of the northeast quarter of section 30, township 24 north, range 4 east, lying between the southerly boundary of said tract and the northwesterly boundary of Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, and northerly of the southerly boundary of lot 9, block 34, of said addition, extended westerly, EXCEPT any portion thereof lying within said Joseph R. McLaughlin's Waterfront Addition to the City of Seattle.

And lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, block 34, all in Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, according to plat thereof recorded in volume 13 of plats, page 28, records of said county.

Best copy

2 sheets

MAY 9 - 1969 - 1130 AM

6508205

Dated this

5th

day of May, 1969.

Frank Lenci (SEAL)
Frank Lenci (SEAL)

STATE OF WASHINGTON, }
County of King }

On this day personally appeared before me
to me known to be the individual s described in and who executed the within and foregoing instrument, and
acknowledged that they signed the same as their free and voluntary act and deed, for the
uses and purposes therein mentioned.

GIVEN under my hand and official seal this 5th day of May, 1969

Muriel D. Yarnall
Notary Public in and for the State of Washington,
residing at Seattle

MAY 9 - 1969 - 8:11 FILED BY PMU

878863

6508209

(F)

6508209

6508209

QUIT CLAIM DEED

THE GRANTOR Port of Seattle, a Washington municipal corporation, successor to commercial Waterway District #1 of King County, Washington, pursuant to chapter 97, laws of 1962 and RCW 91.07.010 and RCW 91.07.020.

for and in consideration of Ten Dollars, (\$10.00) and other valuable consideration

conveys and quit claims to Frank Lenci

the following described real estate, situated in the County of King, State of

Washington including any interest therein which grantor may hereafter acquire:

A portion of the southeast quarter of the southeast quarter of section 19, together with a portion of the northeast quarter of the northeast quarter of section 30, all in township 24 north, range 4 east, W.M., in King County, Washington, described as follows:

Commencing at the northeast corner of said section 30; thence south 89°23'29" west along the north line of said section 30, 16.45 feet to a point on the government meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence south 38°29'35" west 211.96 feet; thence south 28°36'53" west 227.83 feet to the southerly boundary of lot 9, block 34, Joseph R. McLaughlin's Water Front Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, extended westerly; thence north 21°14'08" west 168.71 feet; thence north 43°00'00" west 83.00 feet; thence north 29°53'50" east 272.99 feet; thence north 46°29'18" east 125.00 feet; thence north 61.15 feet along a line parallel with and 132.00 feet westerly of the west margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721 and 465381, as provided by City of Seattle Condemnation Ordinance Nos. 82137, 82138 and 82492; thence north 89°23'29" east 132.00 feet along a line parallel with and 237.34 feet north of the south line of said section 19, to a point on said west margin of 1st Avenue South; thence south along said west margin of 1st Avenue South 237.25 feet to a point on the said government meander line; thence south 3°52'24" west along said meander line 0.12 feet, to the true point of beginning;

TOGETHER with that portion of the northeast quarter of the northeast quarter of section 30, township 24 north, range 4 east, lying between the southeasterly boundary of said tract and the northwesterly boundary of Joseph R. McLaughlin's Water Front Addition to City of Seattle, and northerly of the southerly boundary of lot 9, block 34, of said addition, extended westerly. EXCEPT any portion thereof lying within said Joseph R. McLaughlin's Waterfront Addition to City of Seattle.

Subject to: Right of the City of Seattle, under judgment on verdict rendered in King County Superior Court Cause Nos. 460720, 460721 and 465381, to condemn said premises by changing and establishing street grades, grading and paving, as provided by Ordinance Nos. 82138, 82137 and 82492.

2 sheets

NO SALES TAX MAY 28 1968 M. J. R. WILLIAMS

6508209-830 FILED BY PCH

65082M

- 2 -

Subject to the following reservation, to-wit:

"There is reserved from afore-described property, in favor of all persons now or hereafter acquiring title to any portion of Commercial Waterway District Slip Number 2 (a portion of which Slip is conveyed by this Deed), an easement for navigation, ingress, egress and dredging by vessels, including but not limited to scows and dredges, upon and over all portions of the demised premises lying within 100 feet on either side of a 'median line', hereinafter described, and lying southerly and westerly of the 'upper channel lines', also hereinafter described. By acceptance of this Deed, Grantee covenants not to fill, build on, or in any manner obstruct any part of the demised premises subject to the foregoing easement, save with the prior written consent of all of the then owners of the dominant tenements.

"The referred to 'median line' is described as follows; in King County, State of Washington:

"From a point at the intersection of the Gov't Meander Line, Right Bank, Duwamish River, and the Line between sections 19 and 30, Township 24 N., Range 4 East, W. M.; thence N. 27°56'40" E. 336.82 feet; thence N. 43°25'46" E. 250.80 feet; thence south 300 feet to the true point of beginning. A line thence S. 46°29'18" W. 125 feet, and thence S. 29°53'50" W.

"The referred to 'upper channel lines' are described as follows, in King County, State of Washington:

"A line parallel to and 148.38 feet west of the section line between sections 19 and 20, township 24 N., Range 4 East, W. M. A line parallel to and 176.19 feet north of the section line between sections 19 and 30, township 24 N., Range 4 East, W. M."

This deed given in fulfillment of that certain real estate contract between Commercial Waterway District No. 1 of King County, Washington and Frank Lenci, dated September 11, 1958, and conditioned for the conveyance of the above described property.

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 7th day of May, 1969.

By John M. Haydon
President

By Miner H. Baker
Secretary

STATE OF WASHINGTON)

) ss

County of King)

On this 7th day of May, 1969, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared John M. Haydon and Miner H. Baker to me known to be the President and Secretary, respectively of The Port of Seattle, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above written.

Robert C. Martin
Notary Public in and for the State of Washington,
residing at Seattle

MAY 9 - 1969 - 830 FILED BY PMH

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FEB-28-72 0012280316 LST-11

7202280316

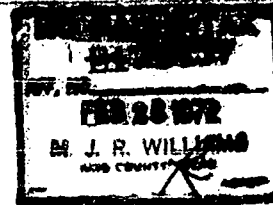
Filed for Record at Request of
Name MARTIN L WOLF
Address 1333 DEXTER HARTW BLDG
City and State SEATTLE WA 98104

THIS SPACE IS FOR RECORD USE
RECEIVED
REQUEST OF
1972 FEB 28 AM 10 51
DIRECTOR
RECORDS & ELECTRONICS
KING COUNTY, WASH.

Quit Claim Deed

THE GRANTOR JOHN V. FARRELL and DOROTHY FARRELL
for and in consideration of divorce settlement
conveys and quit claims to VICTOR TRUST
the following described real estate, situated in the County of King State of Washington,
together with all after acquired title of the grantor(s) therein:

All that certain property described by
page 1 through 11 attached hereto.



Dated this

4

day of

February, 1972

Dorothy Farrell
DOROTHY FARRELL
John V. Farrell
JOHN V. FARRELL

STATE OF WASHINGTON,

County of KING

On this day personally appeared before me DOROTHY FARRELL and JOHN V. FARRELL
to me known to be the individual(s) described in and who executed the within and foregoing
acknowledged that *they* signed the same as *officials* free and voluntary not
uses and purposes therein mentioned.

GIVEN under my hand and official seal this

4 day of

Victor Trust
Notary Public in and for the State of Washington
residing at *Bellevue*

STATE OF WASHINGTON,

County of KING

On this day personally appeared before me John V. Farrell
to me known to be the individual described in and who executed the within and foregoing
acknowledged that he signed the same as his free and voluntary not
uses and purposes therein mentioned.

GIVEN under my hand and official seal this fourth

day of February

Martin L Wolf
Notary Public in and for the State of Washington,
residing at *Bellevue*

Items No. 1 and 2 - Schedule C
Airport Way and South Trenton Street

That certain portion of the Henry Van Asselt Donation Claim No. 50, in Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at a point on the north line of a tract of land conveyed to George S. Dudley by deed recorded in volume 38 of Deeds, page 739, under Auditor's File No. 10548, at the point of intersection of said line with the easterly line or the right of way conveyed to Columbia and Puget Sound Railway by deed recorded in volume 30 of Deeds, page 266, under Auditor's File No. 3101; thence east along the north line of the said Dudley Tract 12 chains, thence north at right angles 6.86 chains; thence west parallel with the north line of said Dudley Tract 14.24 chains, more or less, to the easterly line of said Columbia & Puget Sound Railway right of way; thence south-easterly along said right of way to the point of beginning; EXCEPT the westerly 100 feet thereof conveyed to the Oregon & Washington Railroad Company by deed recorded under Auditor's File No. 470998. EXCEPT portion taken by Washington State Highway Department.

That portion of Henry Van Asselt Donation Land Claim No. 50 in Sections 33 and 34, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said Donation Land Claim which corner is in Section 34, said Township and Range, where is planted as a monument a bar of railroad iron about 4 feet long; thence west, along the southerly boundary line of said Donation Land Claim, 1313.96 feet to the easterly marginal line of the right of way of the Columbia and Puget Sound Railway Company, conveyed to them by George S. Dudley and wife, by deed dated July 12, 1883 and recorded in volume 30 of Deeds, page 266; thence north 18°04' west, along the easterly marginal line of said railroad right of way, 506.66 feet; thence east, parallel with the south line of said Donation Land Claim and in projection of the north line of a lane in Davis Meadow Tracts, as per plat recorded in volume 7 of plats, page 69, records of King County, Washington, west of said railroad, 377.41 feet to an iron bolt driven 4 feet in the ground, with a beveled cog wheel on the top of the head of it; thence north, at right angles to the last course, 50 feet, to a stake; thence east 35 feet to a stake; thence north 25 feet to a stake; thence north 85 1/2° east 237.5 feet to a stake near the fence at the back of the orchard; thence south 173.64 feet; thence east, parallel with the south line of the Van Asselt Claim, 771.9 feet to the east line of said Donation Land Claim; thence south, along the east line of said Donation Land Claim, 401.67 feet to the southeast corner of the claim and point of beginning;

EXCEPT the east 650.6 feet thereof;

AND EXCEPT the westerly 100 feet thereof condemned by Oregon & Washington Railroad Company right of way;

Situate partly in the City of Seattle, County of King, State of Washington.

EXCEPT portion taken by Washington State Highway Department.

That portion of Henry Van Asselt Donation Claim No. 50, in Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the southeast corner of said Donation Claim which corner is in Section 34, said Township and Range where is planted as a monument a bar of railroad iron about 4 feet long; thence westerly along southerly boundary in of said Donation Claim, 1313.96 feet to easterly marginal line of the right of way of the Columbia & Puget Sound Railway Company, conveyed to them by George S. Dudley and wife, by Deed dated July 12, 1883, and recorded in volume 30 of Deeds, page 266, in King County, Washington; thence north 18°04' west along easterly marginal line of said railroad right of way 506.66 feet; thence east parallel with south line of said Donation Claim and

Ex B

in projection of the north line of the lane in Davis Meadows Tracts, according to plat recorded in volume 7 of plats, page 69, in King County, Washington, west of said railway, 377.41 feet to an iron bolt driver 4 feet in the ground, with a bolted cog wheel on top of the head of it; thence north at right angles to course 50 feet to a stake; thence east 85 feet to a stake; thence north 25 feet to a stake; thence north $85\frac{1}{2}^{\circ}$ east 237.5 feet to a stake near the fence at back of orchard; thence south 173.64 feet; thence east parallel with south line of the Van Asselt Claim, 771.9 feet to east line of said Donation Claim; thence south along east line of said Donation Claim, 401.67 feet to southeast corner of claim and point of beginning, EXCEPT the east 650.6 feet thereof and EXCEPT the westerly 100 feet thereof condemned by the Oregon & Washington Railroad Company for right of way. EXCEPT portion taken by Washington State Highway Department.

Item No. 3 - Schedule C
Empire Way South and South Director Street

7202280316
Lots One (1) to Seven (7), inclusive, Block Five (5),
Dunlap's Supplemental to the City of Seattle, according to plat recorded in volume 12 of plats, page 42, in King County, Washington, EXCEPT that portion of said lots condemned in King County Superior Court Cause No. 216919 for street.

Conveyance is to be made subject to Right of City of Seattle, under judgment on verdicts entered July 5, 1929, in King County Superior Court Cause No. 216919 as provided by Ordinance No. 55314.
EXCEPT the north 20 feet of said Lot Three (3) of Block Six (6).

Items No. 4a, 4b and 5 - Schedule C
4th South and South 96th Street

South 520 feet of Government Lot 6, in Section 32, Township 24 North, Range 5 East, W. M., in King County, Washington, EXCEPT the east 389.3 feet and EXCEPT roads.

Item No. 6 - Schedule C
192nd and Des Moines Way
Vacant

That portion of the southeast quarter of the southeast quarter of Section 32, Township 23 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at a point on the west line of 16th Avenue south, 30 feet west and 990 feet south of the northeast corner of said subdivision thence westerly parallel with the north line of said subdivision to the west line of the east 426 feet of said subdivision the true point of beginning of this description; thence westerly parallel with the north line of said subdivision to the west line of the east 490 feet of said subdivision; thence south $5^{\circ}23'52''$ west parallel with the east line of said subdivision 65 feet to a point called point "A" for reference purposes; thence south $5^{\circ}23'52''$ west 175 feet, more or less, to the north line of south 192nd Street; thence westerly along said north line to the easterly line of Des Moines Way; thence northwesterly and northerly along said easterly line to the north line of the southeast quarter of the southeast quarter of said Section 32, thence easterly along said north line to a point which bears north $5^{\circ}23'52''$ east from the true point of beginning; thence south $5^{\circ}23'52''$ west to the true point of beginning.

EXCEPT the following described tract:

Beginning at point "A" described above; thence north $84^{\circ}36'08''$ west 130 feet; thence south $5^{\circ}23'52''$ west 22 feet; thence north $84^{\circ}36'08''$ west 145 feet; thence north $5^{\circ}23'52''$ east 22 feet; thence north $84^{\circ}36'08''$ west 60 feet; thence south $5^{\circ}23'52''$ west 200 feet, more or less, to the north margin of South 192nd

Street; thence easterly along said north line to a point which bears south $5^{\circ}23'52''$ east from said point "A"; thence north $5^{\circ}23'52''$ east to said point "A" and the point of beginning.

AND EXCEPT the north 235 feet of the west 400 feet thereof.

Item No. 7 - Schedule C

South 98th and Des Moines Way South

That portion of Tract 22, lying west of Des Moines Way in Moore's Five Acre Tracts, according to plat recorded in volume 9 of plats, page 28, in King County, Washington.

That portion of Tract 25, Moore's Five Acre Tracts, according to plat recorded in volume 9 of plats, page 28, in King County, Washington, lying west of Des Moines Way and north of J. W. Thompson Road, EXCEPT the north 100 feet thereof.

Item No. 9 - Schedule C

4th South and South Henderson Street

That portion of Government Lot 5, Section 32, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the southwest corner of A. Holgrave Donation Claim; thence north 194.20 feet to the true point of beginning; thence south 60 feet; thence west to the east line of 4th Avenue South, as platted in Aberfeldy Estate Addition to Seattle, according to plat recorded in volume 5 of plats, page 45, in King County, Washington, thence north along said east line to the southerly line of Henderson Street, as condemned in King County Superior Court Cause No. 159793; thence easterly along said southerly line to a line parallel with and 150 feet east of said 4th Avenue South; thence south along said parallel line to a point west of the true point of beginning; thence east to the true point of beginning.

Item No. 11 - Schedule C

1st Avenue South and South Front Street Building

A portion of the southeast quarter of the southeast quarter of Section 19, TOGETHER WITH a portion of the northeast quarter of the northeast quarter of Section 30, all in Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Commencing at the northeast corner of said section 30; thence south $89^{\circ}23'29''$ west along the north line of said Section 30, 16.45 feet to a point on the Government Meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence south $38^{\circ}29'35''$ west 211.96 feet; thence south $28^{\circ}36'53''$ west 227.83 feet to the southerly boundary of Lot 9, Block 34, Joseph R. McLoughlin's Waterfront Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, extended westerly; thence north $21^{\circ}14'08''$ west 168.71 feet; thence north $43^{\circ}00'00''$ west 83.00 feet; thence north $29^{\circ}53'50''$ east 272.89 feet; thence north $46^{\circ}29'18''$ east 125.00 feet; thence north 61.16 feet along a line parallel with and 132.00 feet westerly of the west margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 470721 and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82137, 82138 and 82492; thence north $89^{\circ}23'29''$ east 132.00 feet along a line parallel with and 237.34 feet north of the south line of said Section 19, to a point on said west margin of 1st Avenue South; thence south along said west margin of 1st Avenue

7202280316

South 25° 25' 18" east to a point on the said Government Meander line; thence south 35° 52' 24" west along said Meander line 0.12 feet to the true point of beginning;

TOGETHER WITH that portion of the northeast quarter of the northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, lying between the southeasterly boundary of said tract and the northwesterly boundary of Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, and northerly of the southerly boundary of Lot 9, Block 34, of said Addition, extended westerly, EXCEPT any portion thereof lying within said Joseph R. McLaughlin's Waterfront Addition to the City of Seattle.

AND Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 34, ALL in Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, EXCEPT that portion of said Lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes by Ordinance Nos. 82138, 83137 and 82492 of the City of Seattle.

Item No. 12 - Schedule C
Snohomish County
J. H and L.

Northwest quarter of northwest quarter, EXCEPT north 15 feet thereof; and southwest quarter of northwest quarter, EXCEPT the south 20 rods; ALL in Section 17, Township 27 North, Range 5 East, W.M., EXCEPT that portion lying within said Section 17 Conveyed to City of Seattle by deed recorded under Auditor's File No. 375473, described as follows:

Commencing at the quarter corner common to Sections 17 and 18, Township 27 North, Range 5 East, W.M.; thence north 0°25'07" east 657.3 feet to the true point of beginning; thence north 814.7 feet; thence south 89°42' west 100 feet; thence north 0°25'07" east 180 feet to the south line of private road; thence south 77°10' east along south line of private road and across section line between Sections 17 and 18, a distance of 315 feet; thence south 0°25'07" west 906 feet; thence south 89°42' west 300 feet to the true point of beginning.

Situated in Snohomish County, Washington.

Item No. 13 - Schedule C
Dash Point

That portion of the South half of the Northwest quarter of Sec 12, twp 21, N, R. 3 EMM, lying westerly of the West line of Dumas Bay County Road as deeded to King County by instrument recorded under Auditor's file No. 832722; and, That portion of the Northeast quarter of the Southwest quarter of said Sec. 12, lying westerly of said Dumas Bay County Road; EXCEPT those portions thereof lying within the following three plats; Correction Plat of Century Palisades Div. No. 1, according to plat recorded in volume 69 of plats, pages 23, 24, and 25; Century Palisades Div. No. 2, according to plat recorded in volume 74 of plats, page 37; and Century Palisades Div. No. 3, according to plat recorded in volume 74 of plats, page 76. EXCEPT portion taken by Federal Way School District.

Item No. 16 - Schedule C
Renton
6 1/2 Acres

The west 1381.86 feet of the south half of the north half of the southeast quarter, EXCEPT the west 30 feet thereof and EXCEPT the south 224 feet thereof, ALSO that portion of the south 224 feet of the south half of the north half of the southeast quarter lying west of County Road No. 80, also known as the Kent-Renton Road, EXCEPT the south 104 feet thereof, and EXCEPT the west 30 feet thereof, all in Section 30, Township 23 North, Range 5 East, W.M., in King County, Washington,

7202280316

Item No. 1 - Schedule D
First Avenue South and South Kenyon Street
Three (3) Buildings and Vacant Property

7202280316

That portion of Government Lot 4, Section 32, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows: Beginning at a point on the north line of said subdivision 264 feet east of the northwest corner thereof; thence west along said north line 264 feet to said northwest corner; thence south along said west line 441.31 feet; thence easterly 397.42 feet to a point which bears south $16^{\circ}50'$ east 461.07 feet from the point of beginning; thence south $16^{\circ}50'$ east 86.54 feet; thence easterly to the westerly line of the George Holt Donation Claim No. 51 along a line which passes through on a point, which point is south $2^{\circ}03'26''$ west 516.38 feet from a point on the north line of said subdivision 73.81 feet west from the west line of said Donation Claim; thence north along said west line to the north line of said subdivision; thence west along said north line to the point of beginning; EXCEPT the east 60 feet thereof for street; EXCEPT that portion thereof lying within Kenyon Street; and EXCEPT that portion thereof lying westerly of the easterly line of secondary State Highway 1-K as conveyed to the State of Washington by deed recorded under Auditor's File No. 5696829; and which real estate is not used principally for agricultural or farming purposes.

Items No. 2 and 6 - Schedule D
Hillside, Detroit Avenue S. W.
and S. W. Kenyon Street

That portion of the Southeast quarter of Section 30, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the South quarter corner of said Section 30; thence North $1^{\circ}15'00''$ East along the West line of said Southeast quarter 495.00 feet; thence North $82^{\circ}45'00''$ East 963.1 feet to the most Southerly corner of a tract of land conveyed to John V. Farrell and Dorothy Farrell by Deed recorded under Auditor's File No. 5686759; thence North $7^{\circ}04'02''$ West 147.6 feet to the most Westerly corner of said Farrell Tract; thence North $82^{\circ}55'58''$ East along the Northerly line of said Farrell Tract to the Northeasterly corner of said Farrell Tract; thence Southerly along the Easterly line of said Farrell Tract to the Southerly line of said Farrell Tract; thence South $82^{\circ}45'00''$ West along said South line to the Northwest corner of a tract of land conveyed to Joe Menaglia by Deed recorded under Auditor's File No. 4503114; thence South $4^{\circ}30'00''$ East along the West line of said Menaglia Tract 300.00 feet to the North line of a tract of land conveyed to John V. Farrell by Deed recorded under Auditor's File No. 5165555; thence North $82^{\circ}45'00''$ East along said North line to a point which bears South $82^{\circ}45'00''$ West 210.00 feet from the centerline of Detroit Avenue; thence Southerly parallel with the Westerly line of Detroit Avenue to the North line of the South 60.00 feet of said Southeast quarter; thence Easterly along said North line to the Westerly line of said Detroit Avenue; thence Southerly along said Westerly line to the South line of said Southeast quarter; thence West along said South line to the point of beginning;

EXCEPT that portion thereof lying within the South 100 feet of the West 150.00 feet of that portion lying East of the Northerly prolongation of the East line of 5th Avenue Southwest; AND EXCEPT that portion thereof within Southwest Kenyon Street; AND EXCEPT that portion thereof within 8th Avenue South.

Item No. 3 - Schedule D
Hillside - 4th S.W. and S.W. Kenyon Street
R. M. Zoned

That portion of the southeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 30; thence north 1°15'00" east along the west line of said southeast quarter, 493 feet; thence north 82°45'00" east, 550 feet; thence due south 450 feet; thence due east, 570 feet; thence due south to the south line of said southeast quarter; thence westerly along said south line to the point of beginning; EXCEPT the south 100 feet of the west 150 feet of that portion lying east of the northerly prolongation of the east line of Fifth Avenue Southwest; and EXCEPT that portion thereof lying within 8th Avenue Southwest and within Southwest Kenyon Street; located generally on the north side of Southwest Kenyon Street between 8th Avenue Southwest and 4th Avenue Southwest, as extended.

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Item No. 4 - Schedule D
8th South and South 96th Street
One (1) Building, 42240 square feet
Balance sold on Contract

Tract 12, Moore's 5 Acre Tracts, according to plat recorded in volume 9 of plats, page 28, in King County, Washington; EXCEPT the west 195 feet of the south 80 feet thereof, and EXCEPT the west 75 feet thereof; and EXCEPT portion thereof condemned in King County Superior Court Cause No. 174527 for street purposes.

Item No. 7 - Schedule D
Highway 99 South at South 268th

Tracts 24 and 25, Secoma Hi-Way Tracts, according to plat recorded in volume 37 of plats, page 42, in King County, Washington;
TOGETHER WITH the south half of vacated South 268th Street adjoining said premises on the north, EXCEPT the south 235 feet of said Lot 25.

Item No. 8 - Schedule D
Director Street just off Rainier Avenue
Two (2) Lots

Tracts 15 and 16, Lenhart and Lindsay's Rainier Beach Tracts, according to plat recorded in volume 13 of plats, page 71, in King County, Washington.

Sold Interlake Realty
Kent Acreage - Sold on Contract

That portion of Moses Kirkland Donation Claim in Section 25, Township 22 North, Range 4 East, W.M., in King County, Washington, lying east of the right of way of Chicago, Milwaukee, St. Paul and Pacific Railroad west of the County Road adjacent to the east line of said claim known as 78th Avenue South and north of a line described as follows:

Beginning at the intersection of the south line of said claim with the westerly line of said county road; thence northerly along said westerly line 608 feet to the north line of a tract conveyed to M. M. Morrill by deed recorded in volume 407 of Deeds, page 533, under Auditor's File No. 329119; thence west along said north line to the east line of said railroad right of way, EXCEPT that portion thereof conveyed to King County for road by deed recorded under Auditor's File No. 2666213.

Lathum
House sold on Contract

Lots 7 and 8, and the north 10 feet of Lot 9, in Block 2, Teetz's First Addition to the City of Seattle, according to plat recorded in volume 18 of plats, page 3, in King County, Washington;
Subject to rights, reservations, easements and restrictions of record, if any.

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R000240:

That portion of Government Lot 4 of Section 5, Township 23 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at a point on the North line of said Government Lot 4, distant South $89^{\circ}07'54''$ East 1514.83 feet from the Northwest corner of said Section 5; thence South $0^{\circ}52'06''$ West 215.00 feet to a point on the Easterly margin of proposed State Highway I-K as delineated on State Highway Map bearing date of approval, December 17, 1957, as shown in Volume 1 of Highway plats, page 103, said point being the true point of beginning of this description; thence South $89^{\circ}07'54''$ East 100.00 feet; thence North $0^{\circ}52'06''$ East 200.00 feet to the South line of the North 15.00 feet of said Government Lot 4; thence South $89^{\circ}07'54''$ East along said South line 83.17 feet to a point on the West line of a tract conveyed to Christina Hermanson, by Deed recorded August 28, 1888, under Auditor's File No. 22102; thence continuing South $89^{\circ}07'54''$ East 85.00 feet; thence South $0^{\circ}52'06''$ West 454.00 feet; thence North $89^{\circ}07'54''$ West 86.00 feet to the West line of said Christina Hermanson Tract; thence Southerly along said West line and its Southerly prolongation to an intersection with the East line of said Highway I-K; thence Northwesterly along said East line to the true point of beginning; EXCEPT any portion lying within the South 5 Acres of that portion of the West 328.4 feet of said Government Lot 4, lying East of the R. J. Miller Road No. 397.

Hidden Valley Auburn

Government Lots 6, 10 and 11, Section 17, Township 21 North, Range 5 East, W. M., in King County, Washington; EXCEPT portion thereof platted as Hidden Valley Park Division No. 1, according to plat recorded in volume 78 of plats, page 63, in King County, Washington; and EXCEPT those portions thereof conveyed to the State of Washington, The Department of Game by deed recorded July 9, 1968, under Auditor's File No. 6373899.

Lots 19 and 20, Block 7, C. D. Hillman's Auburndale Addition to the City of Seattle, Division No. 1, according to plat recorded in volume 13 of plats, page 62, in King County, Washington; TOGETHER WITH that portion of vacated county road No. 273 adjoining which, upon vacation, attached to said premises by operation of law; EXCEPT that portion of said premises conveyed to King County for H. D. Longaker Road by deed recorded under Auditor's File No. 856725; and EXCEPT that portion thereof conveyed to King County for Lea Hill Road revision by deed recorded under Auditor's File No. 5433528; and EXCEPT that portion thereof described as follows:
Beginning at a point north $89^{\circ}59'00''$ west 1457.61 feet and north $0^{\circ}07'00''$ east 30.00 feet from south quarter corner of Section 8, Township 21 North, Range 5 East, W. M., in King County, Washington; thence north $19^{\circ}53'00''$ east 371.30 feet; thence south $86^{\circ}18'30''$ east to the westerly boundary of said Lea Hill Road; thence southerly and southwesterly along the westerly and northerly boundary line of said road to its intersection with a line bearing north $19^{\circ}53'00''$ east from point of beginning; thence south $19^{\circ}52'00''$ west to point of beginning.

Hidden Valley Auburn

Lots 11, 13 and 20 through 29, inclusive, C. D. Hillman's Green River Addition, Division No. 1, according to plat recorded in volume 17 of plats, page 67, in King County, Washington; EXCEPT that portion of said Lot 20, lying northerly of a line beginning at a point on the easterly line of said lot south $17^{\circ}00'00''$ east 106.66 feet from the northeast corner of Lot 19 of said Addition; thence north $89^{\circ}41'07''$ west to the easterly bank of the Green River and the end of said line.

TOGETHER WITH that portion vacated Highland Avenue and vacated Green River Boulevard, which upon vacation attached by operation of law, EXCEPT

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that portion of Lots 27, 28 and 29, described as follows:

Commencing at the northeast corner of Lot 21 said C. D. Hillman's Green River Addition; thence south $1^{\circ}03'$ east 316.75 feet; thence south $36^{\circ}45'$ east 217.37 feet; thence south $3^{\circ}26'$ east 157.09 feet to point of beginning; thence continue south $33^{\circ}26'$ east 45.51 feet; thence south $25^{\circ}58'$ east 54.74 feet; thence south $58^{\circ}57'$ west 112 feet, more or less, to the easterly bank of Green River; thence northerly along said bank to a point which bears south $58^{\circ}57'$ west from point of beginning; thence north $58^{\circ}57'$ east 115 feet, more or less, to point of beginning, EXCEPT road.

That portion of C. D. Hillman's Green River Addition, Division No. 1, according to plat recorded in volume 17 of plats, page 67, in King County, Washington, lying westerly of Lots 17 to 30, inclusive of said addition; EXCEPT that portion thereof lying northerly of a line which begins at a point on easterly line of Lot 20 of said Addition; south $17^{\circ}00'00''$ east 106.66 feet from the northeast corner of Lot 19 of said Addition and runs thence north $89^{\circ}41'07''$ west to the easterly bank of the Green River, and southerly of a line which begins at the northeast corner of Lot 18 of said Addition, and runs thence north $89^{\circ}41'07''$ west to the easterly bank of the Green River; EXCEPT that portion of said premises described as follows: Commencing at the northeast corner of Lot 21 said C. D. Hillman's Green River Addition; thence south $1^{\circ}03'$ east 316.75 feet; thence south $36^{\circ}45'$ east 217.37 feet; thence south $3^{\circ}26'$ east 157.09 feet to point of beginning; thence continue south $33^{\circ}26'$ east 45.51 feet; thence south $25^{\circ}58'$ east 54.74 feet; thence south $58^{\circ}57'$ west 112 feet, more or less, to the easterly bank of Green River; thence northerly along said bank to a point which bears south $58^{\circ}57'$ west from point of beginning; thence north $58^{\circ}57'$ east 115 feet, more or less, to point of beginning, EXCEPT road.

Hidden Valley Auburn

That portion of Government Lot 7, Section 17, Township 21 North, Range 5 east, W. M., in King County, Washington, lying northerly and easterly of the Green River; and that portion of Government Lots 12 and 13, Section 17, Township 21 North, Range 5 East, W. M., in King County, Washington, described as follows:

Beginning at the southeast corner of said Section 17, which is the southeast corner of Government Lot 13 and the point of beginning; thence north $0^{\circ}52'33''$ west along the east line of said Section 17, 1465.52 feet to the thread of Green River, as established by Government survey in August 1867; thence north $72^{\circ}30'00''$ west along said thread 255.00 feet; thence north $57^{\circ}44'19''$ west 396.54 feet; thence north $35^{\circ}57'01''$ west 157.30 feet; thence south $84^{\circ}17'42''$ west 179.05 feet; thence north $76^{\circ}31'21''$ west 300.27 feet; thence south $49^{\circ}11'22''$ west 147.47 feet to the west line of Government Lot 12, which is the north-south centerline of the southeast quarter of said Section 17; thence south $1^{\circ}00'13''$ east along the west side of Government Lots 12 and 13, 1725.40 feet to the southwest corner of Government Lot 13, thence north $89^{\circ}48'07''$ east 1309.40 feet to the point of beginning, EXCEPT that portion lying southerly of the north margin of the Northern Pacific Railroad right of way; EXCEPT that portion of Government Lots 12 and 13, lying west of the east property line and east of the existing main channel of the Green River; EXCEPT that portion thereof, described as follows:

Commencing at the east quarter corner of said Section 17, thence south $0^{\circ}52'14''$ east 860 feet to point of beginning; thence south 40° west 200 feet; thence south $0^{\circ}52'14''$ east 200 feet; thence east to the east line of the section; thence north $0^{\circ}52'14''$ west to point of beginning;

ALSO, except that portion thereof described as follows:

Commencing at the east quarter corner of said Section 17; thence south $0^{\circ}52'14''$ east 1800 feet; thence north $89^{\circ}07'46''$ west 800 feet to point of

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beginning; thence south $0^{\circ}52'14''$ east 320 feet; thence northeasterly on an arc, center of which is the point of beginning, radius of 320 feet through an angle of 90° ; thence north $89^{\circ}07'46''$ west 320 feet to point of beginning; ALSO, except that portion of Lot 20, Block 7, C. D. Hillman's Auburndale Addition to the City of Seattle, Division No. 1, according to plat recorded in volume 13 of plats, page 62, in King County, Washington, described as follows:

Beginning at a point on the south line of said lot, which is north $0^{\circ}07'00''$ east 30 feet and north $89^{\circ}59'00''$ west 1007.61 feet from the south quarter corner of Section 8, Township 21 North, Range 5 East, W. M., in King County, Washington; thence north at right angles to said south line 250 feet, more or less, to the north line of said lot; thence west along said north line to the easterly margin of Lee Hill Road; thence southwesterly along said margin to the south line of said lot; thence east along said south line to the point of beginning.

Hidden Valley Auburn

Lots 1 through 29, inclusive, Hidden Valley Park Division No. 1, according to plat recorded in volume 78 of plats, page 63, in King County, Washington.

ALSO that portion of Lots 14 and 15, Hidden Valley Park Division No. 1, according to plat recorded in volume 78 of plats, page 63, in King County, Washington, described as follows:

Beginning at the westerly corner of said Lot 14; thence south $33^{\circ}24'01''$ east, along the southwesterly line of said Lot, 252.945 feet to the true point of beginning; thence north $28^{\circ}46'39''$ east 247.587 feet, more or less, to the southerly line of 107th Avenue Southeast; thence north $88^{\circ}52'13''$ east along the southerly line of 107th Avenue Southeast, to the northwest corner of a tract conveyed to Raymond J. Needham and Kay E. Needham, his wife, by deed recorded under Auditor's File No. 6158679, which point is 33.6 feet, more or less, west of the northeast corner of said Lot 15; thence south $1^{\circ}07'47''$ east 228.95 feet; thence north $89^{\circ}47'$ west to the west line of said Lot 14; thence north $33^{\circ}24'01''$ west along said west line to the true point of beginning.

That portion of Lots 3, 4 and 12, lying westerly of 105th Place Southeast and all of Lots 14 and 15, C. D. Hillman's Green River Addition, Division No. 1, according to plat recorded in volume 17 of plats, page 67, in King County, Washington.

TOGETHER WITH that portion of vacated Highland Avenue adjoining Lots 3, 4 and 12, which upon vacation attached to said premises by operation of law; EXCEPT those portions of Lots 3, 4 and 14 conveyed to King County for road purposes by deeds recorded under Auditor's File Nos. 4755712 and 5952134.

The south half of the south half of the east half of the southwest quarter of the northeast quarter of Section 17, Township 21 North, Range 5 East, W. M., in King County, Washington, EXCEPT the west 15 feet thereof.

Hidden Valley Auburn

The south half of the southwest quarter of the southeast quarter of the northeast quarter of Section 17, Township 21 North, Range 5 East, W. M., in King County, Washington; EXCEPT that portion lying within the plat of Mountain View Villa, according to plat recorded in volume 79 of plats, page 56, in King County, Washington, all located within Tract 8 of Nelson's Acra Tracts, Division No. 1, "unrecorded".

PARCEL A

The South 1/2 of the South 1/2 of the West 1/2 of lot 1; EXCEPT the West 40 feet thereof conveyed to King County for road by Deeds recorded under Auditor's file Nos. 580867 and 782382; and the North 57.5 feet of the East 160 feet of the West 200 feet of lot 8; ALL in Hood and Carr's First Addition to West Seattle, according to plat recorded in volume 6 of plats, page 3, in King County, Washington.

AND

South 1/2 of the South 1/2 of the East 1/2 of lot 1, Hood and Carr's First Addition to West Seattle, according to plat recorded in Vol. 6 of plats, page 3, in King County, Washington; EXCEPT the East 30 feet thereof conveyed to King County for road purposes by Deeds recorded under Auditor's file No.s 1673318, 1676839 and 2696891. AND North 57.5 feet of West 100 feet of East 130 feet of Tract 8, Hood and Carr's First Addition to West Seattle according to plat recorded in Volume 6 of plats, page 3, in King County, Washington.

AND

PARCEL B

That portion of the Northeast quarter of the Southeast quarter of Section 19, Township 21 North, Range 5 E.W.M., in King County, Washington, and of lots 7 and 8 of Wadkin's Second Addition according to the plat recorded in Volume 70 of plats, page 58, in King County, Washington, described as follows:

Beginning at the Northwest Corner of the Northeast quarter of the Southeast quarter of said section 19; running thence in an easterly direction 128 feet to the west marginal line of county road; known as Enumclaw paved highway; thence in a southeasterly direction along the west line of said highway, a distance of 825.60 feet; thence westerly 649.10 feet to a point 560.30 feet south of the northwest corner of the northeast quarter of the southeast quarter of said section 19; thence north along the west line of said northeast quarter of the southeast quarter of said section 19, a distance of 560.30 feet to the point of beginning; EXCEPT portion thereof lying within primary state highway no. 5; and EXCEPT the north 30.0 feet in width; and EXCEPT that portion thereof conveyed to the City of Auburn for street purposes by deed recorded under Auditor's file No. 6165640, being a right of way 50 feet wide with 25 feet on each side of the following described centerline:

Beginning at the northwest corner of Government Lot 11; thence along the north side of said Government Lot 11, North $89^{\circ}38'35''$ East 25 feet to the true point of beginning; thence south parallel to the west line of said government lot 11 south $0^{\circ}15'30''$ west 445.0 feet; thence thru a curve to the left having a radius of 100.0 feet for an arc length of 99.48 feet, said arc having a central angle of $57^{\circ}00'00''$; thence south $56^{\circ}44'30''$ East 23.85 feet; thence thru an arc to the right having a radius of 100 feet for an arc length of 99.48 feet, said arc having a central

angle of 57°00'00" to the terminal point of this described centerline being a point on the centerline of the existing M. Street Southeast; and EXCEPT portion lying within Lot 7 of said Wadkin's Second Addition.

PARCEL C

Lots 8 to 16 inclusive, and lots 39 to 47 inclusive, including the portion thereof formerly Burien Way, now vacated, in Block 8 of Goodspeed's Addition to West Seattle, according to plat recorded in Volume 3 of plats, page 59, in King County, Washington; EXCEPT that portion of said lots 39 to 47 inclusive condemned for widening of West Marginal Way in King County Superior Court Cause No. 132540 as provided by Ordinance No. 38654 of the City of Seattle; and EXCEPT the West 20 feet of said lots 12 and 13.

SUBJECT TO: Easements, restrictions, reservations and exceptions of record.

AND

That portion of the abandoned beds of the Duwamish River, situated in the Southeast quarter of the Northwest quarter of Section 4, Township 23 North, Range 4 East, W.M., King County, Washington, described as follows:

Commencing at a point on the South line of said subdivision, said point being North 89°22'08" West 480.31 feet from the center of said Section 4, and which point is also the intersection of the Commercial Waterway District No. 1 - Desimone Boundary Agreement Line with the East-West centerline of said Section 4, thence North 57°48'37" East along said Agreement Line 235.44 feet to an intersection with a curve, having a radius of 3970.00 feet, said curve being the northeasterly margin of the Primary State Highway No. 1 right of way, and the point of beginning; thence along said right of way on a curve to the left, through a central angle of 2°39'20", an arc distance of 184.00 feet to a point of tangency, thence continuing North 44°05'03" West along said right of way 602.70 feet; thence continuing North 44°05'03" West 50.00 feet; thence South 45°54'57" West 40.23 feet to the easterly margin of County Road as dedicated in the Plat of Moore's Five Acre Tracts, Volume 9, Plats, page 28, Records, King County, Washington; thence along said easterly margin the following courses and distances; North 16°15'03" West 179.49 feet; North 2°50'03" West 91.95 feet; North 6°09'57" East 94.61 feet; North 9°42'57" East 184.73 feet; North 21°47'57" East 46.79 feet to an intersection with the southerly production of the westerly margin of the Commercial Waterway District No. 1 right of way; thence North 15°00'00" West along said produced line 19.10 feet to an angle point in said right of way; thence South 29°00'00" East along said right of way 833.61 feet; thence South 43°00'00" East 497.93 feet to an intersection with the said Commercial Waterway District No. 1 - Desimone Agreement Line; thence South 57°48'37" West 159.29 feet to the point of beginning. Containing 241,107.355 square feet or 5.5351 acres, more or less.

AND

The south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 17, Township 21 North, Range 5 East, W.M., in King County, Washington;

"Also known as Tract 9, Nelson Acre Tracts Division No. 1, according to the unrecorded plat thereof."

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Pioneer National Title Insurance Company
WASHINGTON TITLE DIVISION

Filed for Record at Request of

TO JOHN V. FARRELL
3220 SOUTH 112TH
SEATTLE 98168 CH 4-4172

THIS SPACE RESERVED FOR RECORDER'S USE

RECORDED

REQUEST OF

1972 OCT 11 AM 8 00

DIRECTOR-RECORDS &
ELECTRONIC KING CO. WN.
DEPUTY

FILED FOR RECORD AT REQUEST OF
PIONEER NATL. TITLE INS. CO.
70 SECOND AVENUE
SEATTLE, WASH. 98101

FILED FOR RECORD AT REQUEST OF
PIONEER NATL. TITLE INS. CO.
70 SECOND AVE.
SEATTLE, WASH. 98101

FORM T 56 R

Quit Claim Deed

THE GRANTORS JOHN V. FARRELL AS TRUSTEE FOR VICTOR TRUST AND DOROTHY E. FARRELL
INDIVIDUALLY AND AS TRUSTEE FOR VICTOR TRUST

for and in consideration of VALUE RECEIVED

convey and quit claim to JOHN V. FARRELL AS HIS SEPERATE ESTATE

ALL ASSETS OF THE VICTOR TRUST AND

the following described real estate, situated in the County of KING

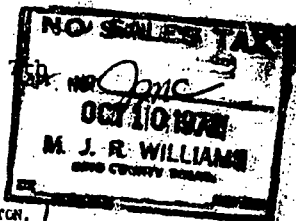
State of Washington including any interest therein which grantor may hereafter acquire:

PROPERTY OF THE VICTOR TRUST AS SPELLED OUT IN THE DECREE OF DIVORCE IN THE
SUPERIOR COURT CAUSE # 20020, recorded under KING COUNTY AUDITORS FILE
7202280315

ELEVEN PAGES ATTACHED

THIS DEED IS GIVEN IN THE FINAL DISSOLVMENT OF THE TRUST ORDERED BY THE DECREE
OF DIVORCE ENTERED IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON FOR KING
COUNTY, CAUSE #20020 DONE IN OPEN COURT THE 28th DAY OF JANUARY 1972. AND THE
PARTIES HERETO HEREBY RELEASE THE TRUSTEES FROM ALL OBLIGATION IN THIS TRUST
KNOWN AS VICTOR TRUST AND HEREBY CREATE ITS DISSOLVMENT

Dated this



E195125

day of October, 1972

John V. Farrell (SEAL)
TRUSTEE FOR VICTOR TRUST
Dorothy E. Farrell (SEAL)
INDIVIDUALLY AND AS TRUSTEE FOR VICTOR TRUST

STATE OF WASHINGTON,

County of King

On this day personally appeared before me John V. Farrell and Dorothy E. Farrell

to me known to be the individual described in and who executed the within and foregoing instrument, and

acknowledged that they signed the same as their free and voluntary act and deed, for the

purposes therein mentioned.

by my hand and official seal this 11th day of Oct. 1972

[Signature]
Notary Public in and for the State of Washington,
residing at

Items No. 1 and 2 - Schedule C
Airport Way and South Trenton Street

7210110269

That certain portion of the Henry Van Asselt Donation Claim No. 50, in Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at a point on the north line of a tract of land conveyed to George S. Dudley by deed recorded in volume 38 of Deeds, page 739, under Auditor's File No. 10548, at the point of intersection of said line with the easterly line or the right of way conveyed to Columbia and Puget Sound Railway by deed recorded in volume 30 of Deeds, page 266, under Auditor's File No. 3101; thence east along the north line of the said Dudley Tract 12 chains, thence north at right angles 6.86 chains; thence west parallel with the north line of said Dudley Tract 14.24 chains, more or less, to the easterly line of said Columbia & Puget Sound Railway right of way; thence south-easterly along said right of way to the point of beginning; EXCEPT the westerly 100 feet thereof conveyed to the Oregon & Washington Railroad Company by deed recorded under Auditor's File No. 470998. EXCEPT portion taken by Washington State Highway Department.

That portion of Henry Van Asselt Donation Land Claim No. 50 in Sections 33 and 34, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the southeast corner of said Donation Land Claim which corner is in Section 34, said Township and Range, where is planted as a monument a bar of railroad iron about 4 feet long; thence west, along the southerly boundary line of said Donation Land Claim, 1313.96 feet to the easterly marginal line of the right of way of the Columbia and Puget Sound Railway Company, conveyed to them by George S. Dudley and wife, by deed dated July 12, 1883 and recorded in volume 30 of Deeds, page 266; thence north $18^{\circ}04'$ west, along the easterly marginal line of said railroad right of way, 506.66 feet; thence east, parallel with the south line of said Donation Land Claim and in projection of the north line of a lane in Davis Meadow Tracts, as per plat recorded in volume 7 of plats, page 69, records of King County, Washington, west of said railroad, 377.41 feet to an iron bolt driven 4 feet in the ground, with a beveled cog wheel on the top of the head of it; thence north, at right angles to the last course, 50 feet, to a stake; thence east 85 feet to a stake; thence north 25 feet to a stake; thence north $85\frac{1}{2}^{\circ}$ east 237.5 feet to a stake near the fence at the back of the orchard; thence south 173.64 feet; thence east, parallel with the south line of the Van Asselt Claim, 771.9 feet to the east line of said Donation Land Claim; thence south, along the east line of said Donation Land Claim, 401.67 feet to the southeast corner of the claim and point of beginning;

EXCEPT the east 650.6 feet thereof;

AND EXCEPT the westerly 100 feet thereof condemned by Oregon & Washington Railroad Company right of way;

Situate partly in the City of Seattle, County of King, State of Washington. EXCEPT portion taken by Washington State Highway Department.

That portion of Henry Van Asselt Donation Claim No. 50, in Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the southeast corner of said Donation Claim which corner is in Section 34, said Township and Range where is planted as a monument a bar of railroad iron about 4 feet long; thence westerly along southerly boundary in of said Donation Claim, 1313.96 feet to easterly marginal line of the right of way of the Columbia & Puget Sound Railway Company, conveyed to them by George S. Dudley and wife, by Deed dated July 12, 1883, and recorded in volume 30 of Deeds, page 266, in King County, Washington; thence north $18^{\circ}04'$ west along easterly marginal line of said railroad right of way 506.66 feet; thence east parallel with south line of said Donation Claim and

Recorder's Note: Parts of instrument not dark enough for microfilm.

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in projection of the north line of the lane in Davis Meadows Tracts, according to plat recorded in volume 7 of plats, page 69, in King County, Washington, west of said railway, 377.41 feet to an iron bolt driver 4 feet in the ground, with a bolted cog wheel on top of the head of it; thence north at right angles to course 50 feet to a stake; thence east 85 feet to a stake; thence north 25 feet to a stake; thence north $85\frac{1}{2}^{\circ}$ east 237.5 feet to a stake near the fence at back of orchard; thence south 173.64 feet; thence east parallel with south line of the Van Asselt Claim, 771.9 feet to east line of said Donation Claim; thence south along east line of said Donation Claim, 401.67 feet to southeast corner of claim and point of beginning, EXCEPT the east 650.6 feet thereof and EXCEPT the westerly 100 feet thereof condemned by the Oregon & Washington Railroad Company for right of way. EXCEPT portion taken by Washington State Highway Department.

Item No. 3 - Schedule C
Empire Way South and South Director Street

Lots One (1) to Seven (7), inclusive, Block Five (5),
Dunlap's Supplemental to the City of Seattle, according
to plat recorded in volume 12 of plats, page 42, in King County,
Washington, EXCEPT that portion of said lots condemned in King
County Superior Court Cause No. 216919 for street.

Conveyance is to be made subject to Right of City of Seattle, under
judgment on verdicts entered July 5, 1929, in King County Superior
Court Cause No. 216919 as provided by Ordinance No. 55314.
EXCEPT the north 20 feet of said Lot Three (3) of Block Six (6).

Items No. 4a, 4b and 5 - Schedule C
4th South and South 96th Street

South 520 feet of Government Lot 6, in Section 32, Township 24 North,
Range 5 East, W. M., in King County, Washington, EXCEPT the east
389.3 feet and EXCEPT roads.

Item No. 6 - Schedule C
192nd and Des Moines Way
Vacant

That portion of the southeast quarter of the southeast quarter of Section
32, Township 23 North, Range 4 East, W. M., in King County, Washington,
described as follows:

Beginning at a point on the west line of 16th Avenue south, 30 feet west and
990 feet south of the northeast corner of said subdivision thence westerly
parallel with the north line of said subdivision to the west line of the east
426 feet of said subdivision the true point of beginning of this description;
thence westerly parallel with the north line of said subdivision to the west
line of the east 490 feet of said subdivision; thence south $5^{\circ}23'52''$ west
parallel with the east line of said subdivision 65 feet to a point called point
"A" for reference purposes; thence south $5^{\circ}23'52''$ west 175 feet, more or
less, to the north line of south 192nd Street; thence westerly along said north
line to the easterly line of Des Moines Way; thence northwesterly and
northerly along said easterly line to the north line of the southeast quarter of
the southeast quarter of said Section 32, thence easterly along said north line
to a point which bears north $5^{\circ}23'52''$ east from the true point of beginning;
thence south $5^{\circ}23'52''$ west to the true point of beginning.

EXCEPT the following described tract:

Beginning at point "A" described above; thence north $84^{\circ}36'08''$ west 130 feet;
thence south $5^{\circ}23'52''$ west 22 feet; thence north $84^{\circ}36'08''$ west 145 feet;
thence north $5^{\circ}23'52''$ east 22 feet; thence north $84^{\circ}36'08''$ west 60 feet; thence
south $5^{\circ}23'52''$ west 200 feet, more or less, to the north margin of South 192nd

Street; thence easterly along said north line to a point which bears south $5^{\circ}23'52''$ east from said point "A"; thence north $5^{\circ}23'52''$ east to said point "A" and the point of beginning.

AND EXCEPT the north 235 feet of the west 400 feet thereof.

Item No. 7 - Schedule C

South 98th and Des Moines Way South

That portion of Tract 22, lying west of Des Moines Way in Moore's Five Acre Tracts, according to plat recorded in volume 9 of plats, page 28, in King County, Washington.

That portion of Tract 25, Moore's Five Acre Tracts, according to plat recorded in volume 9 of plats, page 28, in King County, Washington, lying west of Des Moines Way and north of J. W. Thompson Road, EXCEPT the north 100 feet thereof.

Item No. 9 - Schedule C

4th South and South Henderson Street

That portion of Government Lot 5, Section 32, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the southwest corner of A. Holgrave Donation Claim; thence north 194.20 feet to the true point of beginning; thence south 60 feet; thence west to the east line of 4th Avenue South, as platted in Aberfeldy Estate Addition to Seattle, according to plat recorded in volume 5 of plats, page 45, in King County, Washington, thence north along said east line to the southerly line of Henderson Street, as condemned in King County Superior Court Cause No. 159793; thence easterly along said southerly line to a line parallel with and 150 feet east of said 4th Avenue South; thence south along said parallel line to a point west of the true point of beginning; thence east to the true point of beginning.

Item No. 11 - Schedule C

1st Avenue South and South Front Street Building

A portion of the southeast quarter of the southeast quarter of Section 19, TOGETHER WITH a portion of the northeast quarter of the northeast quarter of Section 30, all in Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Commencing at the northeast corner of said section 30; thence south $89^{\circ}23'29''$ west along the north line of said Section 30, 16.45 feet to a point on the Government Meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence south $38^{\circ}29'35''$ west 211.96 feet; thence south $28^{\circ}36'53''$ west 227.83 feet to the southerly boundary of Lot 9, Block 54, Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, extended westerly; thence north $21^{\circ}14'08''$ west 168.71 feet; thence north $43^{\circ}00'00''$ west 83.00 feet; thence north $29^{\circ}53'50''$ east 272.89 feet; thence north $46^{\circ}29'18''$ east 125.00 feet; thence north 61.16 feet along a line parallel with and 132.00 feet westerly of the west margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 470721 and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82137, 82138 and 82492; thence north $89^{\circ}23'29''$ east 132.00 feet along a line parallel with and 237.34 feet north of the south line of said Section 19, to a point on said west margin of 1st Avenue South; thence south along said west margin of 1st Avenue

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South 237.25 feet to a point on the said Government Meander line; thence south $25^{\circ}52'24''$ west along said Meander line 0.12 feet to the true point of beginning;

TOGETHER WITH that portion of the northeast quarter of the northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, lying between the southeasterly boundary of said tract and the northwesterly boundary of Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, and northerly of the southerly boundary of Lot 9, Block 34, of said Addition, extended westerly, EXCEPT any portion thereof lying within said Joseph R. McLaughlin's Waterfront Addition to the City of Seattle.

AND Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 34, ALL in Joseph R. McLaughlin's Waterfront Addition to the City of Seattle, according to plat recorded in volume 13 of plats, page 28, in King County, Washington, EXCEPT that portion of said Lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes by Ordinance Nos. 82138, 83137 and 82492 of the City of Seattle.

Item No. 12 - Schedule C

Snohomish County

J. H and L.

Northwest quarter of northwest quarter, EXCEPT north 15 feet thereof; and southwest quarter of northwest quarter, EXCEPT the south 20 rods; ALL in Section 17, Township 27 North, Range 5 East, W.M., EXCEPT that portion lying within said Section 17 Conveyed to City of Seattle by deed recorded under Auditor's File No. 375473, described as follows:

Commencing at the quarter corner common to Sections 17 and 18, Township 27 North, Range 5 East, W.M.; thence north $0^{\circ}25'07''$ east 657.3 feet to the true point of beginning; thence north 814.7 feet; thence south $89^{\circ}42'$ west 100 feet; thence north $0^{\circ}25'07''$ east 180 feet to the south line of private road; thence south $77^{\circ}10'$ east along south line of private road and across section line between Sections 17 and 18, a distance of 315 feet; thence south $0^{\circ}25'07''$ west 906 feet; thence south $89^{\circ}42'$ west 300 feet to the true point of beginning.

Situated in Snohomish County, Washington.

Item No. 13 - Schedule C

Dash Point

That portion of the South half of the Northwest quarter of Sec 12, Twp 21, N, R. 3 EWM, lying Westerly of the West line of Dumas Bay County Road as deeded to King County by instrument recorded under Auditor's file No. 832722; and, That portion of the Northeast quarter of the Southwest quarter of said Sec. 12, lying westerly of said Dumas Bay County Road; EXCEPT those portions thereof lying within the following three plats; Correction Plat of Century Palisades Div. No. 1, according to plat recorded in volume 69 of plats, pages 23, 24, and 25; Century Palisades Div. No. 2, according to plat recorded in volume 74 of plats, page 37; and Century Palisades Div. No. 3, according to plat recorded in volume 74 of plats, page 76. EXCEPT portion taken by Federal Way School District.

Item No. 16 - Schedule C

Renton

6 1/2 Acres

The west 1381.86 feet of the south half of the north half of the southeast quarter, EXCEPT the west 30 feet thereof and EXCEPT the south 224 feet thereof, ALSO that portion of the south 224 feet of the south half of the north half of the southeast quarter lying west of County Road No. 80, also known as the Kent-Renton Road, EXCEPT the south 194 feet thereof, and EXCEPT the west 30 feet thereof, all in Section 30, Township 23 North, Range 5 East, W.M., in King County, Washington, LESS Freeway.

Item No. 1 - Schedule D
First Avenue South and South Kenyon Street
Three (3) Buildings and Vacant Property

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That portion of Government Lot 4, Section 32, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows: Beginning at a point on the north line of said subdivision 264 feet east of the northwest corner thereof; thence west along said north line 264 feet to said northwest corner; thence south along said west line 441.31 feet; thence easterly 397.42 feet to a point which bears south $16^{\circ}50'$ east 461.07 feet from the point of beginning; thence south $16^{\circ}50'$ east 86.54 feet; thence easterly to the westerly line of the George Holt Donation Claim No. 51 along a line which passes through on a point, which point is south $2^{\circ}03'26''$ west 516.36 feet from a point on the north line of said subdivision 73.81 feet west from the west line of said Donation Claim; thence north along said west line to the north line of said subdivision; thence west along said north line to the point of beginning; EXCEPT the east 60 feet thereof for street; EXCEPT that portion thereof lying within Kenyon Street; and EXCEPT that portion thereof lying westerly of the easterly line of Secondary State Highway 1-K as conveyed to the State of Washington by deed recorded under Auditor's File No. 5696829; and which real estate is not used principally for agricultural or farming purposes.

Items No. 2 and 6 - Schedule D
Hillside, Detroit Avenue S. W.
and S. W. Kenyon Street

That portion of the Southeast quarter of Section 30, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the South quarter corner of said Section 30; thence North $1^{\circ}15'00''$ East along the West line of said Southeast quarter 495.00 feet; thence North $82^{\circ}45'00''$ East 963.1 feet to the most Southerly corner of a tract of land conveyed to John V. Farrell and Dorothy Farrell by Deed recorded under Auditor's File No. 5686759; thence North $7^{\circ}04'02''$ West 147.6 feet to the most Westerly corner of said Farrell Tract; thence North $82^{\circ}55'58''$ East along the Northerly line of said Farrell Tract to the Northeasterly corner of said Farrell Tract; thence Southerly along the Easterly line of said Farrell Tract to the Southerly line of said Farrell Tract; thence South $82^{\circ}45'00''$ West along said South line to the Northwest corner of a tract of land conveyed to Joe Menaglia by Deed recorded under Auditor's File No. 4503114; thence South $4^{\circ}30'00''$ East along the West line of said Menaglia Tract 300.00 feet to the North line of a tract of land conveyed to John V. Farrell by Deed recorded under Auditor's File No. 5165555; thence North $82^{\circ}45'00''$ East along said North line to a point which bears South $82^{\circ}45'00''$ West 210.00 feet from the centerline of Detroit Avenue; thence Southerly parallel with the Westerly line of Detroit Avenue to the North line of the South 60.00 feet of said Southeast quarter; thence Easterly along said North line to the Westerly line of said Detroit Avenue; thence Southerly along said Westerly line to the South line of said Southeast quarter; thence West along said South line to the point of beginning;

EXCEPT that portion thereof lying within the South 100 feet of the West 150.00 feet of that portion lying East of the Northerly prolongation of the East line of 5th Avenue Southwest; AND EXCEPT that portion thereof within Southwest Kenyon Street; AND EXCEPT that portion thereof within 8th Avenue South.

Item No. 3 - Schedule D
Hillside - 8th S. W. and S. W. Kenyon Street
R. M. Zoned

That portion of the southeast quarter of Section 30, Township 24 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at the south quarter corner of said Section 30; thence north 1°15'00" east along the west line of said southeast quarter, 495 feet; thence north 82°45'00" east, 550 feet; thence due south 450 feet; thence due east, 570 feet; thence due south to the south line of said southeast quarter; thence westerly along said south line to the point of beginning; EXCEPT the south 100 feet of the west 150 feet of that portion lying east of the northerly prolongation of the east line of Fifth Avenue Southwest; and EXCEPT that portion thereof lying within 8th Avenue Southwest and within Southwest Kenyon Street; located generally on the north side of Southwest Kenyon Street between 8th Avenue Southwest and 4th Avenue Southwest, as extended.

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Item No. 4 - Schedule D
8th South and South 96th Street
One (1) Building, 42240 square feet
Balance sold on Contract

Tract 12, Moore's 5 Acre Tracts, according to plat recorded in volume 9 of plats, page 28, in King County, Washington; EXCEPT the west 195 feet of the south 80 feet thereof, and EXCEPT the west 75 feet thereof; and EXCEPT portion thereof condemned in King County Superior Court Cause No. 174527 for street purposes.

Item No. 7 - Schedule D
Highway 99 South at South 268th

Tracts 24 and 25, Secoma Hi-Way Tracts, according to plat recorded in volume 37 of plats, page 42, in King County, Washington;
TOGETHER WITH the south half of vacated South 268th Street adjoining said premises on the north, EXCEPT the south 235 feet of said Lot 25.

Item No. 8 - Schedule D
Director Street just off Rainier Avenue
Two (2) Lots

Tracts 15 and 16, Lenhart and Lindsay's Rainier Beach Tracts, according to plat recorded in volume 13 of plats, page 71, in King County, Washington.

Latham
House sold on Contract

Lots 7 and 8, and the north 10 feet of Lot 9, in Block 2, Teetz's First Addition to the City of Seattle, according to plat recorded in volume 19 of plats, page 3, in King County, Washington;
Subject to rights, reservations, easements and restrictions of record, if any.

ROULEAU:

That portion of Government Lot 4 of Section 5, Township 23 North, Range 4 East, W. M., in King County, Washington, described as follows:

Beginning at a point on the North line of said Government Lot 4, distant South 89°07'54" East 1514.83 feet from the Northwest corner of said Section 5; thence South 0°52'06" West 215.00 feet to a point on the Easterly margin of proposed State Highway I-K as delineated on State Highway Map bearing date of approval, December 17, 1957, as shown in Volume 1 of Highway plats, page 103, said point being the true point of beginning of this description; thence South 89°07'54" East 100.00 feet; thence North 0°52'06" East 200.00 feet to the South line of the North 15.00 feet of said Government Lot 4; thence South 89°07'54" East along said South line 83.17 feet to a point on the West line of a tract conveyed to Christina Hermanson, by Deed recorded August 28, 1988, under Auditor's File No. 22102; thence continuing South 89°07'54" East 86.00 feet; thence South 0°52'06" West 454.00 feet; thence North 89°07'54" West 86.00 feet to the West line of said Christina Hermanson Tract; thence Southerly along said West line and its Southerly prolongation to an intersection with the East line of said Highway I-K; thence Northwesterly along said East line to the true point of beginning; EXCEPT any portion lying within the South 5 Acres of that portion of the West 328.4 feet of said Government Lot 4, lying East of the R. J. Miller Road No. 397.

Hidden Valley Auburn

Government Lots 6, 10 and 11, Section 17, Township 21 North, Range 5 East, W. M., in King County, Washington; EXCEPT portion thereof platted as Hidden Valley Park Division No. 1, according to plat recorded in volume 78 of plats, page 63, in King County, Washington; and EXCEPT those portions thereof conveyed to the State of Washington, The Department of Game by deed recorded July 9, 1968, under Auditor's File No. 6373899.

Lots 19 and 20, Block 7, C. D. Hillman's Auburndale Addition to the City of Seattle, Division No. 1, according to plat recorded in volume 13 of plats, page 62, in King County, Washington; TOGETHER WITH that portion of vacated county road No. 273 adjoining which, upon vacation, attached to said premises by operation of law; EXCEPT that portion of said premises conveyed to King County for H. D. Longaker Road by deed recorded under Auditor's File No. 856725; and EXCEPT that portion thereof conveyed to King County for Lea Hill Road revision by deed recorded under Auditor's File No. 5433528; and EXCEPT that portion thereof described as follows:

Beginning at a point north 89°59'00" west 1457.61 feet and north 0°07'00" east 30.00 feet from south quarter corner of Section 8, Township 21 North, Range 5 East, W. M., in King County, Washington; thence north 19°53'00" east 371.30 feet; thence south 86°18'30" east to the westerly boundary of said Lea Hill Road; thence southerly and southwesterly along the westerly and northerly boundary line of said road to its intersection with a line bearing north 19°53'00" east from point of beginning; thence south 19°52'00" west to point of beginning.

Hidden Valley Auburn

Lots 11, 13 and 20 through 29, inclusive, C. D. Hillman's Green River Addition, Division No. 1, according to plat recorded in volume 17 of plats, page 67, in King County, Washington; EXCEPT that portion of said Lot 20, lying northerly of a line beginning at a point on the easterly line of said lot south 17°00'00" east 106.66 feet from the northeast corner of Lot 19 of said Addition; thence north 89°41'07" west to the easterly bank of the Green River and the end of said line.

TOGETHER WITH that portion vacated Highland Avenue and vacated Green River Boulevard, which upon vacation attached by operation of law, EXCEPT

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that portion of Lots 27, 28 and 29, described as follows:

Commencing at the northeast corner of Lot 21 said C. D. Hillman's Green River Addition; thence south $31^{\circ}03'$ east 316.75 feet; thence south $36^{\circ}45'$ east 217.37 feet; thence south $33^{\circ}26'$ east 157.09 feet to point of beginning; thence continue south $33^{\circ}26'$ east 45.51 feet; thence south $25^{\circ}58'$ east 54.74 feet; thence south $58^{\circ}57'$ west 112 feet, more or less, to the easterly bank of Green River; thence northerly along said bank to a point which bears south $58^{\circ}57'$ west from point of beginning; thence north $58^{\circ}57'$ east 115 feet, more or less, to point of beginning, EXCEPT road.

That portion of C. D. Hillman's Green River Addition, Division No. 1, according to plat recorded in volume 17 of plats, page 67, in King County, Washington, lying westerly of Lots 17 to 30, inclusive of said addition; EXCEPT that portion thereof lying northerly of a line which begins at a point on easterly line of Lot 20 of said Addition; south $17^{\circ}00'00''$ east 106.66 feet from the northeast corner of Lot 19 of said Addition and runs thence north $89^{\circ}41'07''$ west to the easterly bank of the Green River, and southerly of a line which begins at the northeast corner of Lot 18 of said Addition, and runs thence north $89^{\circ}41'07''$ west to the easterly bank of the Green River; EXCEPT that portion of said premises described as follows: Commencing at the northeast corner of Lot 21 said C. D. Hillman's Green River Addition; thence south $31^{\circ}03'$ east 316.75 feet; thence south $36^{\circ}45'$ east 217.37 feet; thence south $33^{\circ}26'$ east 157.09 feet to point of beginning; thence continue south $33^{\circ}26'$ east 45.51 feet; thence south $25^{\circ}58'$ east 54.74 feet; thence south $58^{\circ}57'$ west 112 feet, more or less, to the easterly bank of Green River; thence northerly along said bank to a point which bears south $58^{\circ}57'$ west from point of beginning; thence north $58^{\circ}57'$ east 115 feet, more or less, to point of beginning, EXCEPT road.

Hidden Valley Auburn

That portion of Government Lot 7, Section 17, Township 21 North, Range 5 east, W. M., in King County, Washington, lying northerly and easterly of the Green River; and that portion of Government Lots 12 and 13, Section 17, Township 21 North, Range 5 East, W. M., in King County, Washington, described as follows:

Beginning at the southeast corner of said Section 17, which is the southeast corner of Government Lot 13 and the point of beginning; thence north $0^{\circ}52'33''$ west along the east line of said Section 17, 1465.52 feet to the thread of Green River, as established by Government survey in August 1867; thence north $72^{\circ}30'00''$ west along said thread 255.00 feet; thence north $57^{\circ}44'19''$ west 396.54 feet; thence north $85^{\circ}57'01''$ west 157.30 feet; thence south $84^{\circ}17'42''$ west 179.05 feet; thence north $76^{\circ}31'21''$ west 300.27 feet; thence south $49^{\circ}11'22''$ west 147.47 feet to the west line of Government Lot 12, which is the north-south centerline of the southeast quarter of said Section 17; thence south $1^{\circ}00'13''$ east along the west side of Government Lots 12 and 13, 1725.40 feet to the southwest corner of Government Lot 13, thence north $89^{\circ}48'07''$ east 1309.40 feet to the point of beginning, EXCEPT that portion lying southerly of the north margin of the Northern Pacific Railroad right of way; EXCEPT that portion of Government Lots 12 and 13, lying west of the east property line and east of the existing main channel of the Green River; EXCEPT that portion thereof, described as follows:

Commencing at the east quarter corner of said Section 17, thence south $0^{\circ}52'14''$ east 850 feet to point of beginning; thence south 40° west 200 feet; thence south $0^{\circ}52'14''$ east 200 feet; thence east to the east line of the section; thence north $0^{\circ}52'14''$ west to point of beginning;

ALSO, except that portion thereof described as follows:

Commencing at the east quarter corner of said Section 17; thence south $0^{\circ}52'14''$ east 1800 feet; thence north $89^{\circ}07'46''$ west 800 feet to point of

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beginning; thence south $0^{\circ}52'14''$ east 320 feet; thence northeasterly on an arc, center of which is the point of beginning, radius of 320 feet through an angle of 90° ; thence north $89^{\circ}07'46''$ west 320 feet to point of beginning; ALSO, except that portion of Lot 20, Block 7, C. D. Hillman's Auburndale Addition to the City of Seattle, Division No. 1, according to plat recorded in volume 13 of plats, page 62, in King County, Washington, described as follows:

Beginning at a point on the south line of said lot, which is north $0^{\circ}07'00''$ east 30 feet and north $89^{\circ}53'00''$ west 1007.61 feet from the south quarter corner of Section 8, Township 21 North, Range 5 East, W.M., in King County, Washington; thence north at right angles to said south line 250 feet, more or less, to the north line of said lot; thence west along said north line to the easterly margin of Lee Hill Road; thence southwesterly along said margin to the south line of said lot; thence east along said south line to the point of beginning.

Hidden Valley Auburn

Lots 1 through 29, inclusive, Hidden Valley Park Division No. 1, according to plat recorded in volume 78 of plats, page 63, in King County, Washington.

ALSO that portion of Lots 14 and 15, Hidden Valley Park Division No. 1, according to plat recorded in volume 78 of plats, page 63, in King County, Washington, described as follows:

Beginning at the westerly corner of said Lot 14; thence south $33^{\circ}24'01''$ east, along the southwesterly line of said Lot, 252.945 feet to the true point of beginning; thence north $28^{\circ}46'39''$ east 247.587 feet, more or less, to the southerly line of 107th Avenue Southeast; thence north $88^{\circ}52'13''$ east along the southerly line of 107th Avenue Southeast to the northwest corner of a tract conveyed to Raymond J. Needham and Kay E. Needham, his wife, by deed recorded under Auditor's File No. 6158679, which point is 33.6 feet, more or less, west of the northeast corner of said Lot 15; thence south $1^{\circ}07'47''$ east 228.95 feet; thence north $89^{\circ}47'$ west to the west line of said Lot 14; thence north $33^{\circ}24'01''$ west along said west line to the true point of beginning.

That portion of Lots 3, 4 and 12, lying westerly of 105th Place Southeast and all of Lots 14 and 15, C. D. Hillman's Green River Addition, Division No. 1, according to plat recorded in volume 17 of plats, page 67, in King County, Washington.

TOGETHER WITH that portion of vacated Highland Avenue adjoining Lots 3, 4 and 12, which upon vacation attached to said premises by operation of law; EXCEPT those portions of Lots 3, 4 and 14 conveyed to King County for road purposes by deeds recorded under Auditor's File Nos. 4755712 and 5952134.

The south half of the south half of the east half of the southwest quarter of the northeast quarter of Section 17, Township 21 North, Range 5 East, W.M., in King County, Washington, EXCEPT the west 15 feet thereof.

Hidden Valley Auburn

The south half of the southwest quarter of the southeast quarter of the northeast quarter of Section 17, Township 21 North, Range 5 East, W.M., in King County, Washington, EXCEPT that portion lying within the plat of Mountain View Villa, according to plat recorded in volume 79 of plats, page 56, in King County, Washington, all located within Tract 8 of Nelson's Acre Tracts, Division No. 1, "unrecorded".

PARCEL A

The South 1/2 of the South 1/2 of the West 1/2 of lot 1; EXCEPT the West 40 feet thereof conveyed to King County for road by Deeds recorded under Auditor's file Nos. 580867 and 782382; and the North 57.5 feet of the East 160 feet of the West 200 feet of lot 8; ALL in Hood and Carr's First Addition to West Seattle, according to plat recorded in volume 6 of plats, page 3, in King County, Washington.

AND

South 1/2 of the South 1/2 of the East 1/2 of lot 1, Hood and Carr's First Addition to West Seattle, according to plat recorded in Vol. 6 of plats, page 3, in King County, Washington; EXCEPT the East 30 feet thereof conveyed to King County for road purposes by Deeds recorded under Auditor's file No.s 1673318, 1676839 and 2696891. AND North 57.5 feet of West 100 feet of East 130 feet of Tract 8, Hood and Carr's First Addition to West Seattle according to plat recorded in Volume 6 of plats, page 3, in King County, Washington.

AND

PARCEL B

That portion of the Northeast quarter of the Southeast quarter of Section 19, Township 21 North, Range 5 E.W.M., in King County, Washington, and of lots 7 and 8 of Wadkin's Second Addition according to the plat recorded in Volume 70 of plats, page 58, in King County, Washington, described as follows:

Beginning at the Northwest Corner of the Northeast quarter of the Southeast quarter of said section 19; running thence in an easterly direction 128 feet to the west marginal line of county road; known as Enumclaw paved highway; thence in a southeasterly direction along the west line of said highway, a distance of 825.60 feet; thence westerly 649.10 feet to a point 560.30 feet south of the northwest corner of the northeast quarter of the southeast quarter of said section 19; thence north along the west line of said northeast quarter of the southeast quarter of said section 19, a distance of 560.30 feet to the point of beginning; EXCEPT portion thereof lying within primary state highway no. 5; and EXCEPT the north 30.0 feet in width; and EXCEPT that portion thereof conveyed to the City of Auburn for street purposes by deed recorded under Auditor's file No. 6165640, being a right of way 50 feet wide with 25 feet on each side of the following described centerline:

Beginning at the northwest corner of Government Lot 11; thence along the north side of said Government Lot 11, North $89^{\circ}38'35''$ East 25 feet to the true point of beginning; thence south parallel to the west line of said government lot 11 south $0^{\circ}15'30''$ west 445.0 feet; thence thru a curve to the left having a radius of 100.0 feet for an arc length of 99.48 feet, said arc having a central angle of $57^{\circ}00'00''$; thence south $56^{\circ}44'30''$ East 23.85 feet; thence thru an arc to the right having a radius of 100 feet for an arc length of 99.48 feet, said arc having a central

7210110269

angle of 57°00'00" to the terminal point of this described centerline being a point on the centerline of the existing M. Street Southeast; and EXCEPT portion lying within Lot 7 of said Wadkin's Second Addition.

PARCEL C

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Lots 8 to 16 inclusive, and lots 39 to 47 inclusive, including the portion thereof formerly Burien Way, now vacated, in Block 8 of Goodspeed's Addition to West Seattle, according to plat recorded in Volume 3 of plats, page 57, in King County, Washington; EXCEPT that portion of said lots 39 to 47 inclusive condemned for widening of West Marginal Way in King County Superior Court Cause No. 132540 as provided by Ordinance No. 38654 of the City of Seattle; and EXCEPT the West 20 feet of said lots 12 and 13.

SUBJECT TO: Easements, restrictions, reservations and exceptions of record.

AND

That portion of the abandoned beds of the Duwamish River, situated in the Southeast quarter of the Northwest quarter of Section 4, Township 23 North, Range 4 East, W.M., King County, Washington, described as follows:

Commencing at a point on the South line of said subdivision, said point being North 89°22'08" West 480.31 feet from the center of said Section 4, and which point is also the intersection of the Commercial Waterway District No. 1 - Desimone Boundary Agreement Line with the East-West centerline of said Section 4, thence North 57°43'37" East along said Agreement Line 235.44 feet to an intersection with a curve, having a radius of 3970.00 feet, said curve being the northeasterly margin of the Primary State Highway No. 1 right of way, and the point of beginning; thence along said right of way on a curve to the left, through a central angle of 2°39'20", an arc distance of 184.00 feet to a point of tangency, thence continuing North 44°05'03" West along said right of way 602.70 feet; thence continuing North 44°05'03" West 50.00 feet; thence South 45°54'57" West 40.23 feet to the easterly margin of County Road as dedicated in the Plat of Moore's Five Acre Tracts, Volume 9, Plats, page 28, Records, King County, Washington; thence along said easterly margin the following courses and distances; North 16°15'03" West 179.49 feet; North 2°50'03" West 91.95 feet; North 6°09'57" East 94.61 feet; North 9°42'57" East 184.73 feet; North 21°47'57" East 46.79 feet to an intersection with the southerly production of the westerly margin of the Commercial Waterway District No. 1 right of way; thence North 15°00'00" West along said produced line 19.10 feet to an angle point in said right of way; thence South 29°00'00" East along said right of way 833.61 feet; thence South 43°00'00" East 497.93 feet to an intersection with the said Commercial Waterway District No. 1 - Desimone Agreement Line; thence South 57°43'37" West 159.29 feet to the point of beginning. Containing 241,107.355 square feet or 5.5351 acres, more or less.

*AND

The south half of the southeast quarter of the southeast quarter of the northeast quarter of Section 17, Township 21 North, Range 5 East, W.M., in King County, Washington;
"Also known as Tract 9, Nelson Acre Tracts Division No. 1, according to the unrecorded plat thereof."

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of NOVEMBER 13, 19 79, by
FRANK LENCI & RUTH A. LENCI, husband and wife and JOHN V. FARRELL,
and between as his separate estate

hereinafter called LESSOR, and PUGET SOUND PACKAGING
, hereinafter called LESSEE, with its
principal place of business in SEATTLE, WA

WITNESSETH:
FRANK LENCI & RUTH A. LENCI, husband and wife and JOHN V. FARRELL,
WHEREAS, as his separate estate

and PUGET SOUND PACKAGING did enter into a
certain lease on or about December 1, 19 79 concerning premises situated
at SEATTLE, KING County, WASHINGTON, upon the
terms, covenants and conditions therein set forth;

NOW, THEREFORE, in consideration of the rents in that certain Lease
between the parties dated December 1, 19 79, (as amended), and the
terms, covenants, conditions and agreements on the part of LESSOR therein,
LESSOR leases to LESSEE real property in the city of SEATTLE, county
of KING, State of WASHINGTON, and more particularly described on
Schedule "A" attached hereto and by this reference made a part hereof; together
with all and singular the building or buildings, privileges and advantages, with any
and all appurtenances belonging or in any way appertaining thereto.

TO HAVE AND TO HOLD said premises for the initial terms commencing from
the date of occupancy, following completion of a building on said premises by
LESSOR and at its expense, in accordance with plans and specifications,
and expiring THREE (3) years thereafter, with option to renew the term
for an additional period of N/A years from expiration, at the same
terms, covenants and conditions.

THIS INSTRUMENT is merely a memorandum of the aforesaid Lease and is
subject to all of the terms and conditions thereof. In the event of any incon-
sistency between the terms of this instrument and said Lease, the terms of said
Lease shall prevail as between the parties hereof.

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IN WITNESS WHEREOF, LESSOR and LESSEE have executed this
INSTRUMENT OF CONVEYANCE as of NOVEMBER 13, 1979.

LESSOR:

Frank Lenci Ruth A. Lenci
Frank Lenci Ruth A. Lenci

John V. Farrell
John V. Farrell

LESSEE:

PUGET SOUND PACKAGING

BY: [Signature]

BY: [Signature]
K. Z.

8004010456

SCHEDULE "A"

LEGAL DESCRIPTION:

That portion of the Southeast quarter of the Southeast quarter of Section 19, together with a portion of the Northeast quarter of the Northeast quarter of Section 30, all in Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of said Section 30; thence South $89^{\circ}23'29''$ West along the North line of said Section 30, 16.45 feet to a point on the government meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence South $38^{\circ}29'35''$ West 211.96 feet; thence South $28^{\circ}36'53''$ West 227.83 feet to the Southerly boundary of Lot 9, Block 34, Joseph R. McLaughlin's Waterfront addition to the City of Seattle, according to the plat recorded in Volume 13 of plats, page 28, in King County, Washington, extended Westerly thence North $21^{\circ}14'08''$ West 168.71 feet; thence North $43^{\circ}00'00''$ West 83.00 feet; thence North $29^{\circ}53'50''$ East 272.99 feet; thence North $46^{\circ}29'18''$ East 125.00 feet; thence North $61^{\circ}15'$ feet along a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721, and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82137, 82138, and 32492; thence North $89^{\circ}23'29''$ East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South; thence South along said West margin of 1st Avenue South 237.25 feet to a point on the said government meander line; thence South $35^{\circ}52'24''$ West along said meander line 0.12 feet, to the true point of beginning;

Together with that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, lying between the Southeasterly boundary of said tract and the Northwesterly boundary of Joseph R. McLaughlin's Waterfront addition to the City of Seattle, and Northerly of the Southerly boundary of Lot 9, Block 34, of said addition, extended Westerly, except any portion thereof lying within said Joseph R. McLaughlin's Waterfront addition to the City of Seattle;

And Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 34, all in Joseph R. McLaughlin's Waterfront addition to the City of Seattle, according to the plat recorded in Volume 13, of plats, page 28, in King County, Washington; except that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721, and 465381, for street purposes by Ordinance Nos. 82138, 82437, 82492 of the City of Seattle.

8004010456

INDIVIDUAL

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day personally appeared before me

FRANK LENCI and RUTH A. LENCI, husband and wife and
JOHN V. FARRELL, as his separate estate

to me known to be the individual, or individuals, described in and who executed the
within and foregoing instrument, and each acknowledged that he signed the same as his
free and voluntary act and deed, for the uses and purposes therein mentioned. Given
under my hand and official seal this 11 day of April, 1961.

[Signature]
Notary Public in and for the State of *[State]*
residing at *[Address]*

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MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of NOVEMBER 13, 1979, by
FRANK LENCI & RUTH A. LENCI, husband and wife and JOHN V.
and between FARRELL, as his separate estate

hereinafter called LESSOR, and AIR VAN LINES
hereinafter called LESSEE, with its
principal place of business in SEATTLE, WA

WITNESSETH:

FRANK LENCI & RUTH A. LENCI, husband and wife and JOHN V.
WHEREAS, FARRELL, as his separate estate

and AIR VAN LINES did enter into a
certain lease on or about August 13, 1979 concerning premises situated
at SEATTLE, KING County, WASHINGTON, upon the
terms, covenants and conditions therein set forth:

NOW, THEREFORE, in consideration of the rents in that certain Lease
between the parties dated August 13, 1979, (as amended), and the
terms, covenants, conditions and agreements on the part of LESSOR therein,
LESSOR leases to LESSEE real property in the city of SEATTLE, county
of KING, State of WASHINGTON, and more particularly described on
Schedule "A" attached hereto and by this reference made a part hereof; together
with all and singular the building or buildings, privileges and advantages, with any
and all appurtenances belonging or in any way appertaining thereto.

TO HAVE AND TO HOLD said premises for the initial terms commencing from
the date of occupancy, following completion of a building on said premises by
LESSOR and at its expense, in accordance with plans and specifications,
and expiring TWO (2) years thereafter, with option to renew the term
for an additional period of N/A years from expiration, at the same
terms, covenants and conditions.

THIS INSTRUMENT is merely a memorandum of the aforesaid Lease and is
subject to all of the terms and conditions thereof. In the event of any incon-
sistency between the terms of this instrument and said Lease, the terms of said
Lease shall prevail as between the parties hereof.

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WITNESS WHEREOF. LESSOR and LESSEE are executed this

THIRTY-THIRD DAY OF NOVEMBER as of NOVEMBER 13, 1979.

LESSOR:

Frank Lenci

Ruth A. Lenci

John V. Farrell

LESSEE:

AIR VAN LINES

BY:

James B. Wilson
ATTEST

BY:

W. Thomas White
Controller

SCHEDULE "A"

LEGAL DESCRIPTION:

That portion of the Southeast quarter of the Southeast quarter of Section 19, together with a portion of the Northeast quarter of the Northeast quarter of Section 30, all in Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of said Section 30; thence South $89^{\circ}23'29''$ West along the North line of said Section 30, 16.45 feet to a point on the government meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence South $38^{\circ}29'35''$ West 211.96 feet; thence South $28^{\circ}36'53''$ West 227.83 feet to the Southerly boundary of Lot 9, Block 34, Joseph R. McLaughlin's Waterfront addition to the City of Seattle, according to the plat recorded in Volume 13 of plats, page 28, in King County, Washington, extended Westerly thence North $21^{\circ}14'08''$ West 168.71 feet; thence North $43^{\circ}00'00''$ West 83.00 feet; thence North $29^{\circ}53'50''$ East 272.99 feet; thence North $46^{\circ}29'18''$ East 125.00 feet; thence North 61.15 feet along a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721, and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82137, 82138, and 82492; thence North $89^{\circ}23'29''$ East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South; thence South along said West margin of 1st Avenue South 277.25 feet to a point on the said government meander line; thence South $35^{\circ}52'24''$ West along said meander line 0.12 feet, to the true point of beginning;

Together with that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, lying between the Southeasterly boundary of said tract and the Northwesterly boundary of Joseph R. McLaughlin's Waterfront addition to the City of Seattle, and Northerly of the Southerly boundary of Lot 9, Block 34, of said addition, extended Westerly, except any portion thereof lying within said Joseph R. McLaughlin's Waterfront addition to the City of Seattle;

And Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 34, all in Joseph R. McLaughlin's Waterfront addition to the City of Seattle, according to the plat recorded in Volume 13, of plats, page 28, in King County, Washington; except that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721, and 465381, for street purposes by Ordinance Nos. 82138, 82437, 82492 of the City of Seattle.

8004010457

INDIVIDUAL

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day personally appeared before me

FRANK LENCI and RUTH A. LENCI, husband and wife and
JOHN W. FARRELL, as his separate estate

to me known to be the individual, or individuals, described in and who executed the
within and foregoing instrument, and each acknowledged that he signed the same as a
free and voluntary act and deed, for the uses and purposes therein mentioned. Given
under my hand and official seal this 26 day of July, 1961.

[Signature]
Notary Public in and for the State of Washington
residing at [Address]

8004010457

MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE, made as of NOVEMBER 13, 1979, by
FRANK LENCI & RUTH A. LENCI, husband and wife and JOHN V.
and between FARRELL, as his separate estate

hereinafter called LESSOR, and BEADEX MANUFACTURING COMPANY
hereinafter called LESSEE, with its
principal place of business in Seattle, WA.

WITNESSETH:

WHEREAS, FRANK LENCI & RUTH A. LENCI, husband and wife and JOHN V.
FARRELL, as his separate estate
and BEADEX MANUFACTURING COMPANY did enter into a
certain lease on or about January 1, 1979 concerning premises situated
at SEATTLE, KING County, WASHINGTON, upon the
terms, covenants and conditions therein set forth.

NOW, THEREFORE, in consideration of the rents in that certain Lease
between the parties dated January 1, 1979, (as amended), and the
terms, covenants, conditions and agreements on the part of LESSOR therein,
LESSOR leases to LESSEE real property in the city of SEATTLE, county
of KING, State of WASHINGTON, and more particularly described on
Schedule "A" attached hereto and by this reference made a part hereof; together
with all and singular the building or buildings, privileges and advantages, with any
and all appurtenances belonging or in any way appertaining thereto.

TO HAVE AND TO HOLD said premises for the initial terms commencing from
the date of occupancy, following completion of a building on said premises by
LESSOR and at its expense, in accordance with plans and specifications,
and expiring TWO (2) years thereafter, with option to renew the term
for an additional period of N/A----- years from expiration, at the same
terms, covenants and conditions.

THIS INSTRUMENT is merely a memorandum of the aforesaid Lease and is
subject to all of the terms and conditions thereof. In the event of any incon-
sistency between the terms of this instrument and said Lease, the terms of said
Lease shall prevail as between the parties hereof.

8004010458

IN WITNESS WHEREOF, LESSOR and LESSEE have executed this

INSTRUMENT OF LEASE as of November 13, 1979.

LESSOR:

Frank Lenci

Ruth A. Lenci

John V. Farrell

LESSEE:

BEADEX MANUFACTURING COMPANY

BY: *James E. [unclear]*

BY: _____

8004010458

SCHEDULE "A"

LEGAL DESCRIPTION:

That portion of the Southeast quarter of the Southeast quarter of Section 19, together with a portion of the Northeast quarter of the Northeast quarter of Section 30, all in Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the Northeast corner of said Section 30; thence South $89^{\circ}23'29''$ West along the North line of said Section 30, 16.45 feet to a point on the government meander line of the left bank of the Duwamish River and the true point of beginning of this description; thence South $38^{\circ}29'35''$ West 211.96 feet; thence South $28^{\circ}36'53''$ West 227.83 feet to the Southerly boundary of Lot 9, Block 34, Joseph R. McLaughlin's Waterfront addition to the City of Seattle, according to the plat recorded in Volume 13 of plats, page 28, in King County, Washington; extended Westerly thence North $21^{\circ}14'08''$ West 168.71 feet; thence North $43^{\circ}00'00''$ West 83.00 feet; thence North $29^{\circ}53'50''$ East 272.99 feet; thence North $46^{\circ}29'18''$ East 125.00 feet; thence North 61.15 feet along a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721, and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82137, 82138, and 82492; thence North $89^{\circ}23'29''$ East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South; thence South along said West margin of 1st Avenue South 237.25 feet to a point on the said government meander line; thence South $35^{\circ}52'24''$ West along said meander line 0.12 feet, to the true point of beginning;

Together with that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, lying between the Southeasterly boundary of said tract and the Northwesterly boundary of Joseph R. McLaughlin's Waterfront addition to the City of Seattle, and Northerly of the Southerly boundary of Lot 9, Block 34, of said addition, extended Westerly, except any portion thereof lying within said Joseph R. McLaughlin's Waterfront addition to the City of Seattle;

And Lots 1, 2, 3, 4, 5, 6, 7, 8, and 9, Block 34, all in Joseph R. McLaughlin's Waterfront addition to the City of Seattle, according to the plat recorded in Volume 13, of plats, page 28, in King County, Washington; except that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721, and 465381, for street purposes by Ordinance Nos. 82138, 82437, 82492 of the City of Seattle.

8004010458

INDIVIDUAL

STATE OF WASHINGTON)
) ss
COUNTY OF KING)

On this day personally appeared before me

FRANK LENCI and RUTH A. LENCI, husband and wife and
JOHN V. FARRELL, as his separate estate

to me known to be the individual, or individuals, described in and who executed the
within and foregoing instrument, and each acknowledged that he signed the same as his
free and voluntary act and deed, for the uses and purposes therein mentioned. Given
under my hand and official seal this 17 day of April, 1961.

Harold W. Carter
Notary Public in and for the State of Washington
residing at Seattle

8004010458



**PIONEER NATIONAL
TITLE INSURANCE**

A TICON COMPANY

Filed for Record at Request of

AFTER RECORDING MAIL TO:

PIONEER NATIONAL TITLE INSURANCE

719 SECOND AVENUE

SEATTLE, WA 98104

288659-

\$1422.50

THIS SPACE RESERVED FOR RECORDER'S

KING COUNTY
EXCISE TAX PAID

SEP 2 1982
BOOK 97217

STATE OF
Washington
DEPT OF REVENUE
PA 0048
522.50
Conveyance
Tax

STATE OF
Washington
DEPT OF REVENUE
PA 1038
900.00
Conveyance
Tax

Statutory Warranty Deed

8209020-150
A-288659-6

THE GRANTOR FRANK LENCI and RUTH A. LENCI, HUSBAND AND WIFE, AS TO AN UNDIVIDED 1/2 INTEREST and JOHN V. FARRELL, as a separate estate, as to an undivided for and in consideration of TEN and NO/100 DOLLARS and other good and valuable 1/2 interest consideration in hand paid, conveys and warrants to SEA-KLIPP FISH COMPANY, LTD., a Corporation

the following described real estate, situated in the County of KING, State of Washington:

LEGAL DESCRIPTION ON ATTACHED RIDER WHICH BY THIS REFERENCE MADE A PART HEREOF.

AS EXHIBIT A

SUBJECT TO: deed of trust in favor of BANKERS LIFE recorded April 1, 1980 under Auditor's file no. 8004010454 in the original amount of \$ 860,000.00 which the grantee(s) herein assume and agree to pay.

SUBJECT TO: Assignment assigning lease as additional security to Bankers Life Company recorded under Auditor's File No. 8004010455;

Agreement between Oregon-Washington Railroad & Navigation Company and lessee, Union Pacific Railroad Company, etl al., recorded under Auditor's File No. 7203130323;

Reservations contained in deed recorded under Auditor's File No. 6508204 executed by Port of Seattle;

Right of City of Seattle regarding street grading under Judgment entered April 9, 1954, Case Nos. 460720, 460721 and 82492;

Dated this 6th

day of July, 1982

JOHN V. FARRELL

X (SEAL)
FRANK LENCI, by John Pietronaco, his attorney
X in-fact (SEAL)
RUTH A. LENCI by John Pietronaco, her attorney-in-fact

STATE OF WASHINGTON, ss.
County of KING

On this day personally appeared before me ~~FRANK LENCI and RUTH A. LENCI~~ JOHN V. FARRELL to me known to be the individual s described in and who executed the within and foregoing instrument, and acknowledged that he/she/they signed the same as his/her/their free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 22nd day of July, 1982.

Notary Public in and for the State of Washington
residing at Mercer Island

82/09-02 #0450 R
RECD F 5.50
CASHSL *****5.50
22

EXHIBIT A

The land referred to in this conveyance is located in the county of King, State of Washington, and described as follows:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 39°23'29" WEST ALONG THE NORTH LINE OF SAID SECTION 30, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE LEFT BANK OF THE DUWAMISH RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38°29'35" WEST 211.96 FEET; THENCE SOUTH 28°36'53" WEST 227.83 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, EXTENDED WESTERLY THENCE NORTH 21°14'08" WEST 168.71 FEET; THENCE NORTH 4°00'00" WEST 83.00 FEET; THENCE NORTH 29°53'50" EAST 272.99 FEET; THENCE NORTH 46°29'18" EAST 125.00 FEET; THENCE NORTH 61.15 FEET ALONG A LINE PARALLEL WITH AND 132.00 FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 470721, AND 465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH 89°23'29" EAST 132.00 FEET ALONG A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19, TO A POINT ON THE SAID WEST MARGIN OF 1ST AVENUE SOUTH; THENCE SOUTH ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH 237.25 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 35°52'24" WEST ALONG SAID MEANDER LINE 0.12 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, LYING BETWEEN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AND NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, OF SAID ADDITION, EXTENDED WESTERLY, EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 34, ALL IN JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, FOR STREET PURPOSES BY ORDINANCE NOS. 82138, 82137, 82492 OF THE CITY OF SEATTLE.

STATE OF Washington

County of King

ss.

On this 23rd day of July, A. D. 19 82, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared John Pietromonaco

to me known to be the individual who executed the foregoing instrument as attorney in fact of Frank Lenci and Ruth A. Lenci therein described, and acknowledged to me that he signed and sealed the said instrument as such attorney in fact for said principal, freely and voluntarily, for the uses and purposes therein mentioned, and on oath stated that the power of attorney authorizing the execution of this instrument has not been revoked and that the said Frank Lenci and Ruth A. Lenci is now living.

WITNESS my hand and official seal hereto affixed the day and year in this certificate first above written.

Guadalupe J. Carling
Notary Public in and for the State of Washington
residing at Mercer Island

8209020450

AFTER RECORDING MAIL TO:

Wall & Wall, P.C.
686 Lloyd 500 Building
Portland, Oregon 97232

This Space Reserved for
Recorders Use

KING COUNTY
EXCISE TAX PAID
OCT 1 1985
E0845265

REVENUES
STAMPS

166000
on
back

85-10-01

#0736 A

12-00
CREF

***12.00
55

Statutory Warranty Deed

THE GRANTOR, KAISER CEMENT CORPORATION, a Delaware corporation, as successor by merger to KAISER CEMENT CORPORATION, a California corporation, formerly KAISER CEMENT & GYPSUM CORPORATION, a California corporation, formerly PERMANENTE CEMENT COMPANY, a California corporation, for and in consideration of ten dollars and other valuable consideration in hand paid, conveys and warrants to RIEDEL INTERNATIONAL, INC., an Oregon corporation, the following described real estate, situated in the County of King, State of Washington:

See Exhibit A attached hereto and incorporated herein as if set forth in full.

Subject to those exceptions set forth on Exhibit B attached hereto and incorporated herein as if set forth in full.

Dated this 30th day of September, 1985.

KAISER CEMENT CORPORATION

By: John H. Wimberly
Its: EXECUTIVE VP

STATE OF OREGON)
County of Multnomah) ss.

On this day personally appeared before me JOHN H. WIMBERLY, that to me known to be the Executive Vice President of the corporation, who executed the within and foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation for the uses and purposes therein mentioned, and stated on oath that he was authorized to execute said instrument by the Board of Directors of said corporation.

John H. Wimberly
NOTARY PUBLIC FOR OREGON

My Commission Expires: 10/1/87

Until Further Notice
Send Tax Statements To:

Riedel International, Inc.
P.O. Box 3320
Portland, OR 97208-3320

Given under my hand and
Official seal this 30th day of
September, 1985.

8510010736

588236

SCHEDULE A
(Continued)

Our No. 89829
Your No.

EXHIBIT II

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645 OF THE CITY OF SEATTLE;
THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE NORTHERLY LINE OF SLIP NUMBER 2;
THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;
THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE BETWEEN SAID SECTIONS 19 AND 30;
THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;
THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN KING COUNTY, WASHINGTON;
THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS FOLLOWS:

THENCE NORTH 70 DEGREES 23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING.
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;

PAGE 2

PAGE 2

8510010736

SCHEDULE A
(Continued)

Our No 89829
Your No

THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 134.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED ON COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES: SOUTH 43 DEGREES 25'46" WEST 250.80 FEET;
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30;
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;
THENCE SOUTH 25 DEGREES 38'45" WEST 194.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION

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SCHEDULE A
(Continued)

Out No. 89829
Your No.

19. 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;

THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE SOUTH;

THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;

THENCE SOUTH 89 DEGREES 23'29" WEST 132 FEET TO THE POINT OF BEGINNING.

8510010736

A.L.T.A. COMMITMENT
SCHEDULE B
(Continued)

Our No. 89829
Your No.

SUBJECT 10:

11. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORWEST GYPSUM, INC., A WASHINGTON CORPORATION
PURPOSE: RIGHT OF WAY FOR INGRESS AND EGRESS
AREA AFFECTED: CERTAIN PORTIONS OF PARCEL A
DATED: February 13, 1978
RECORDED: February 15, 1978
RECORDING NUMBER: 7802150449

SAID EASEMENT CONTAINS A PROVISION FOR BEARING EQUAL COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF SAID COMMON ROADWAY BY THE USERS.

12. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE: NORWEST GYPSUM, INC., A WASHINGTON CORPORATION
PURPOSE: RIGHT OF WAY FOR LOADING AND UNLOADING PURPOSES AND CONVEYOR BELT SYSTEM
AREA AFFECTED: A SOUTHWESTERLY PORTION OF PARCEL A
DATED: February 13, 1978
RECORDED: February 15, 1978
RECORDING NUMBER: 7802150450

13. EXCEPTIONS AND RESERVATIONS CONTAINED IN DEED:

FROM: COMMERCIAL WATERWAY DISTRICT NO. 1, KING COUNTY, WASHINGTON, A MUNICIPAL CORPORATION
DATED: September 19, 1958
RECORDED: October 01, 1958
RECORDING NUMBER: 4933444

AS FOLLOWS:

THERE IS RESERVED FROM AFORE-DESCRIBED PROPERTY, IN FAVOR OF ALL PERSONS NOW OR HEREAFTER ACQUIRING TITLE TO ANY PORTION OF COMMERCIAL WATERWAY DISTRICT SLIP NUMBER 2 (A PORTION OF WHICH SLIP IS CONVEYED BY THIS DEED), AN EASEMENT FOR NAVIGATION, INGRESS, EGRESS AND DREDGING BY VESSELS, INCLUDING BUT NOT LIMITED TO SCOWS AND DREDGES, UPON AND OVER ALL PORTIONS OF THE DEMISED PREMISES LYING WITHIN 100 FEET ON EITHER SIDE OF A MEDIAN LINE, HEREINAFTER DESCRIBED, AND LYING SOUTHERLY AND WESTERLY OF THE "UPPER CHANNEL LINES", ALSO HEREINAFTER DESCRIBED. BY ACCEPTANCE OF THIS DEED, GRANTEE COVENANTS NOT TO FILL, BUILD ON, OR IN ANY MANNER OBSTRUCT ANY PART OF THE DEMISED PREMISES SUBJECT TO THE FOREGOING EASEMENT, SAVE WITH THE PRIOR WRITTEN CONSENT OF ALL OF THE THEN OWNERS OF THE DOMINANT TENEMENTS.

"THE REFERRED TO "MEDIAN LINE" IS DESCRIBED AS FOLLOWS: IN KING COUNTY, STATE OF WASHINGTON

FROM A POINT AT THE INTERSECTION OF THE GOVERNMENT MEANDER LINE, RIGHT BANK, DUWAMISH RIVER, AND THE LINE BETWEEN SECTIONS 19 AND 20, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON; THENCE NORTH 27 DEGREES 56'40" EAST 336.82 FEET; THENCE NORTH 43 DEGREES 25'46" EAST 250.80 FEET; THENCE SOUTH 300 FEET TO THE TRUE POINT OF BEGINNING, A LINE THENCE SOUTH 46 DEGREES 29'18" WEST 125 FEET.

A L T A COMMITMENT
SCHEDULE B
(Continued)

Our No. 89B29
Your No

AND THENCE SOUTH 29 DEGREES 53'50" WEST THE REFERRED TO UPPER CHANNEL
LINES ARE DESCRIBED AS FOLLOWS: IN KING COUNTY, STATE OF WASHINGTON

A LINE PARALLEL TO AND 148.38 FEET WEST OF THE SECTION LINE BETWEEN
SECTIONS 19 AND 20, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M. A LINE PARALLEL
TO AND 176.19 FEET NORTH OF THE SECTION LINE BETWEEN SECTIONS 19 AND 30,
TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON

AFFECTS: PARCEL B

14. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN:

OREGON-WASHINGTON RAILROAD & NAVIGATION
COMPANY AND UNION PACIFIC RAILROAD COMPANY
NORTHERN PACIFIC RAILWAY COMPANY; GREAT
NORTHERN RAILWAY COMPANY; CHICAGO,
MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD
COMPANY

AND:

GLACIER SAND & GRAVEL COMPANY

DATED:

September 04, 1962

RECORDED:

July 05, 1963

RECORDING NUMBER:

5606004

REGARDING:

TERMS AND CONDITIONS FOR THE USE OF CERTAIN
RAILROAD FACILITIES

15. RELEASE OF DAMAGE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BETWEEN:

KAISER CEMENT & GYPSUM CORPORATION
CITY OF SEATTLE

AND

DATED:

March 23, 1973

RECORDED:

April 27, 1973

RECORDING NUMBER:

7304270675

RELEASING CITY OF SEATTLE FROM ALL FUTURE CLAIMS FOR DAMAGES RESULTING
FROM SIDE SEWER CONNECTION

16. ANY QUESTION THAT MAY ARISE DUE TO SHIFTING AND CHANGING IN THE COURSE OF
THE DUWAMISH RIVER RIVER.

17. RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE
PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER
OF THE DUWAMISH RIVER.

18. ANY PROHIBITION OF OR LIMITATION OF USE, OCCUPANCY OR IMPROVEMENT OF THE
LAND RESULTING FROM THE RIGHTS OF THE PUBLIC OR RIPARIAN OWNERS TO USE ANY
PORTION WHICH IS NOW OR HAS BEEN FORMERLY COVERED BY WATER.

19. PARAMOUNT RIGHTS AND EASEMENTS IN FAVOR OF THE UNITED STATES FOR COMMERCE,
NAVIGATION, FISHERIES AND THE PRODUCTION OF POWER.

20. RIGHT OF THE CITY OF SEATTLE TO DAMAGE OF SAID PREMISES BY CHANGING AND
ESTABLISHING STREET GRADES UNDER JUDGMENT ON VERDICTS ENTERED IN KING
COUNTY SUPERIOR COURT CAUSE NUMBER 460720, 460721 AND 465381, AS PROVIDED

A. L. T. A. COMMITMENT
SCHEDULE B
(Continued)

Our No. 89829
Your No.

BY ORDINANCE NUMBERS 82138, 82137 AND 82492.

21. PAYMENT OF THE REAL ESTATE EXCISE TAX, IF REQUIRED.
THE PROPERTY DESCRIBED HEREIN IS SITUATED WITHIN THE BOUNDARIES OF LOCAL
TAXING AUTHORITY OF CITY OF SEATTLE.
PRESENT RATE OF REAL ESTATE EXCISE TAX AS OF THE DATE HEREIN IS 1.32
PERCENT.
22. GENERAL TAXES: FIRST HALF DELINQUENT MAY 1. SECOND HALF DELINQUENT
NOVEMBER 1:
YEAR: 1985
AMOUNT BILLED: \$45,069.22
AMOUNT PAID: \$22,534.61
AMOUNT DUE: \$22,534.61
TAX ACCOUNT NUMBER: 192404-9075-32
LEVY CODE: 0010
23. UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND HOLDERS OF SECURITY
INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY AND RIGHTS OF
TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
24. RIGHT, TITLE AND INTEREST OF KAISER CEMENT CORPORATION, A DELAWARE
CORPORATION, AS DISCLOSED BY THE KING COUNTY TAX ROLLS AND THE APPLICATION
FOR TITLE INSURANCE. SAID CORPORATION HAS NO RECORD INTEREST IN SAID
PREMISES.
25. THE PROPOSED CONVEYANCE MUST BE AUTHORIZED BY RESOLUTION OF THE DIRECTORS
OF PERMANENT CEMENT CO. AND CERTIFIED COPY SUBMITTED.
26. TITLE IS TO VEST IN PERSONS NOT YET REVEALED AND WHEN SO VESTED WILL BE
SUBJECT TO MATTERS DISCLOSED BY A SEARCH OF THE RECORDS AGAINST THEIR
NAMES.
27. UNTIL THE AMOUNT OF THE POLICY TO BE ISSUED IS PROVIDED TO US, AND ENTERED
ON THE COMMITMENT AS THE AMOUNT OF THE POLICY TO BE ISSUED, IT IS AGREED
BY EVERY PERSON RELYING ON THIS COMMITMENT THAT WE WILL NOT BE REQUIRED TO
APPROVE ANY POLICY AMOUNT OVER \$100,000, AND OUR TOTAL LIABILITY UNDER
THIS COMMITMENT SHALL NOT EXCEED THAT AMOUNT.

End of Schedule B

Return Address:

LONE STAR NORTHWEST, INC.
Attention: General Manager
P.O. Box 1730
Seattle, WA 98111

FILED BY PNWT 299683-12

15/9

**EASEMENT AND RESTRICTIVE COVENANT
AND TERMINATION OF EXISTING EASEMENT**

Reference # (if applicable):	_____	Additional on page	_____
Grantor:	1) James Hardie Gypsum (Nevada), Inc.		
Additional on page	_____	(Last, First and Middle Initial)	
Grantee:	1) Lone Star Northwest, Inc.		
Additional on page	_____	(Last, First and Middle Initial)	
Legal Description (abbreviated):	Portion of Government Lot 4, Section 19, Township 24 North, Range 4 East, W.M. in King County, Washington.		
Additional on page	EXHIBIT A, p. 7		
Assessor's Tax Parcel ID #:	192404-9075-08		

THIS EASEMENT AND RESTRICTIVE COVENANT ("Easement") is executed this 23 day of May, 1997 by **JAMES HARDIE GYPSUM (NEVADA), INC.**, a Nevada corporation ("Grantor"), in favor of **LONE STAR NORTHWEST, INC.**, a Washington corporation ("Grantee").

RECITALS

A. Grantor owns certain real property more particularly described in the attached EXHIBIT A ("Grantor's Property"). Immediately prior to the granting of this Easement, Grantee conveyed Grantor's Property to Grantor, together with all improvements thereto, on the condition that this Easement be granted to Grantee.

B. Grantee owns certain real property more particularly described in the attached EXHIBIT B ("Grantee's Property") which is to be benefited by this Easement.

Lone Star/Easement
#61359 10776-1 1BCF011.DOC 5/19/97

page 1 of 6

EXCISE TAX NOT REQUIRED
King Co. Records Division

By [Signature] Deputy

9705280616

970528-0616 10:09:00 AM KING COUNTY RECORDS OUR GC 23.00

C. Grantor desires to grant this Easement to Grantee over, under and across Grantor's Property to, among other purposes, provide access to the shoreline and the dolphins, dock, walkways and other improvements extending into the Duwamish Waterway ("Shoreside Facilities"). The gypsum off-loading system currently located on Property and on portions of the Shoreside Facilities is owned by Grantor and is not intended to be subject to this Easement. The cement off-loading system and the electrical system currently located on the Shoreside Facilities is owned by Grantee.

D. Grantor and Grantee also desire to provide for the termination of that certain Grant of Easement dated February 13, 1978 as recorded under King County Recording No. 7802150450.

AGREEMENTS

In consideration of the promises and covenants contained herein, Grantor and Grantee agree as follows:

1. **Grant of Easement.** Grantor hereby grants to Grantee, Grantee's tenants, contractors, employees, agents, customers, licensees, and invitees, and any contractors, employees, agents, customers, licensees, and invitees of any tenant of Grantee, as well as Grantee's successors and assigns, for the benefit of Grantee's Property, a perpetual, non-exclusive easement, license and right appurtenant to Grantee's Property over, under and across Grantor's Property for ingress to, egress from and use of the Shoreside Facilities, and for utilities, and for related uses. Grantee may exercise its rights to use of the Shoreside Facilities at any time provided such use does not interfere unreasonably with Grantor's scheduled use of the Shoreside Facilities and such use is related to the operation of Grantee's business at Grantee's East Marginal Way facility.

2. **Scheduling Use of Shoreside Facilities.** Grantor shall notify Grantee of the estimated date of arrival of any delivery vessel or of any maintenance or other use of the Shoreside Facilities at least ten (10) days before the arrival date or the date of use. If the above described notice is provided, Grantee shall ensure that barges, other vessels, or obstructions under its direction or control do not obstruct Grantor's delivery to or use of the Shoreside Facilities. If Grantor provides fewer than ten (10) days' notice, Grantee shall use its reasonable best efforts to cause such barges, vessels or obstructions under its direction or control not to obstruct any such delivery or use by Grantor.

3. **Shoreside Facilities Maintenance and Damage.** Grantor shall be responsible for repair and maintenance of the Shoreside Facilities; provided, however that Grantee shall be responsible for the repair of damage to the Shoreside Facilities or property owned by Grantor located on Shoreside Facilities that is a result of Grantee's use of the Shoreside Facilities. In the event that the parties are unable to reach an agreement

9705280616

as to the allocation of repair and maintenance costs for the Shoreside Facilities between normal wear and tear which is Grantor's responsibility and damage caused by Grantee which is Grantee's responsibility, either party can, upon written notice to the other party require that such allocation be made as follows:

3.1 The party requiring that such allocation be made shall in its notice also name a qualified engineer with experience in repair and maintenance of facilities such as Shoreside Facilities to make such allocation.

3.2 In the event that the other party does not accept the first named engineer, such party shall, within thirty (30) days of its receipt of the original notice, nominate a second qualified engineer and the two engineers so named shall be requested to select a third qualified engineer who shall make such allocation.

3.3 The decision of such qualified engineer shall be final and binding on the parties to the date of such determination. Disputes as to the allocation of costs for subsequent maintenance and repair may, however, be determined in the same manner.

3.4 Fees and expenses of any such qualified engineer incurred in making such a decision shall be split evenly between the parties.

4. Failure to Maintain. Any failure of Grantor or Grantee to perform the maintenance or repair of the Shoreside Facilities required by Section 3 above that materially interferes with the use of the Shoreside Facilities by the other party or which creates a material safety, health or environmental hazard shall be subject to this Section 4. In that event, the aggrieved party may, but is not obligated to, perform such needed maintenance or repair to the Shoreside Facilities but only after first giving the otherwise responsible party thirty (30) days' written notice and an opportunity to perform such maintenance or repair. (In the event of an emergency, only such notice as is reasonably possible shall be required.) If the otherwise responsible party fails to perform such maintenance or repair after receipt of such notice, the aggrieved party shall perform such work and invoice the other party for such costs which shall be reimbursed to the aggrieved party within thirty (30) days of such invoice.

5. Accidents. Each of Grantor and Grantee (individually, "Indemnitor") hereby agrees to indemnify and hold harmless the other party (individually, "Indemnitee") from liability for damage to person or property resulting from the negligent act or omission of Indemnitor or any of Indemnitor's employees, contractors or agents occurring over, under or across Grantor's Property, including the Shoreside Facilities. However, nothing herein shall require Indemnitor to indemnify Indemnitee for that portion of any liability attributable to the negligent act or omission of Indemnitee. So long as this Easement remains in effect, Grantor and Grantee shall maintain insurance coverage consistent with their obligations pursuant to this Section 5 in an amount and

type as recommended by their respective insurance advisors and each party shall, upon the request of the other party, provide reasonable evidence of such coverage.

6. **Relocation.** In the event that Grantor relocates, reconstructs or improves the Shoreside Facilities within Grantor's Property, the relocated, reconstructed or improved facilities shall constitute Shoreside Facilities hereunder and Grantee shall have rights in such relocated, reconstructed or improved Shoreside Facilities consistent with those granted in this Easement.

7. **Improvements.** In the event that Grantee desires to add improvements to the Shoreside Facilities that do not unreasonably interfere with the use of the Shoreside Facilities or Grantor's gypsum off-loading system, Grantee shall be entitled to do so upon receipt of written approval from Grantor, which approval shall not be unreasonably withheld or delayed. Maintenance of all such improvements shall be the sole responsibility of Grantee.

8. **Notice to Users of Grantor's Property.** Grantor shall notify any existing or prospective purchaser, tenant, or holder of a lien, easement, license, or other interest in Grantor's Property of this Easement and the restrictions contained herein and shall give a copy of this Easement to such persons.

9. **Attorneys' Fees.** If Grantor or Grantee employs an attorney to enforce this Easement, the prevailing party shall pay the other party's costs, expenses and reasonable attorneys' fees associated with such action.

10. **Covenants Running with the Land.** The covenants, conditions, restrictions and easements herein (i) shall be deemed to run with the land and shall be binding on and shall burden Grantor's Property and all current and future holders of an ownership or other interest in the Grantor's Property, including their successors, grantees, heirs and assigns and (ii) shall inure to the benefit of Grantee's Property and all current and future holders of an ownership or other interest in Grantee's Property, including their successors, grantees, heirs and assigns.

11. **Termination of Existing Easement.** Upon the execution and recording of this Easement, Grantor and Grantee, as owners, respectively, of property burdened and benefited by that certain Grant of Easement dated February 13, 1978 and recorded under King County Recording No. 7802150450, declare such Grant of Easement terminated and of no further force or effect.

EXECUTED as of the day and year first above written.

GRANTOR:

JAMES HARDIE GYPSUM (NEVADA), INC.

By Don M. Taylor
Name: DON M. TAYLOR
Title: President

GRANTEE:

LONE STAR NORTHWEST, INC.

By Allen Hamblen
Allen Hamblen
Vice President

9705280616

STATE OF WASHINGTON

SS.

COUNTY OF KING

On this day personally appeared before me DON M. TAYLOR
to me known to be the PRESIDENT of JAMES HARDIE GYPSUM
(NEVADA), INC., the Nevada corporation that executed the foregoing instrument, and
acknowledged such instrument to be the free and voluntary act and deed of such
corporation, for the uses and purposes therein mentioned, and on oath stated that [he/she]
was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 23rd day of May,
1997.



Printed Name ROBIN PARKER
NOTARY PUBLIC in and for the State of Washington,
residing at KING COUNTY
My Commission Expires 10-13-99

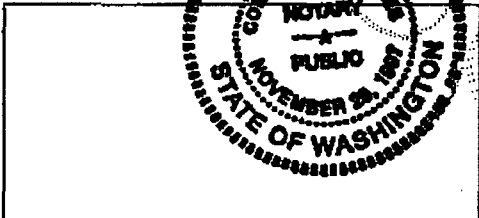
STATE OF WASHINGTON

SS.

COUNTY OF KING

On this day personally appeared before me Allen Hambien, to me known to be the
Vice President of LONE STAR NORTHWEST, INC., the Washington corporation that
executed the foregoing instrument, and acknowledged such instrument to be the free and
voluntary act and deed of such corporation, for the uses and purposes therein mentioned,
and on oath stated that he was duly authorized to execute such instrument.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 27 day of May,
1997.



Printed Name Jane A. Jeppe
NOTARY PUBLIC in and for the State of Washington,
residing at Seattle
My Commission Expires 11/29/97

EXHIBIT A

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

Order No. 299683

A.L.T.A. COMMITMENT

SCHEDULE A

Page 2

The land referred to in this commitment is situated in the county of King, state of Washington, and described as follows:

That portion of Government Lot 4, Section 19, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the southerly right-of-way margin of West Fidalgo Street as established by the City of Seattle Ordinance No. 80645 with the westerly right-of-way margin of East Marginal Way South as now established, which point is south 19°36'23" east, a distance of 148.91 feet from the intersection of the southerly right-of-way margin of former West Fidalgo Street as described in the City of Seattle Ordinance No. 46352 with said westerly margin of East Marginal Way South, thence south 19°36'23" east along said westerly margin of East Marginal Way South, a distance of 154.09 feet; thence continuing south 19°36'23" east a distance of 220.25 feet; thence south 09°23'54" west a distance of 137.11 feet; thence south 70°02'54" west a distance of 97.67 feet; thence south 40°43'54" west a distance of 616.98 feet to the TRUE POINT OF BEGINNING of the herein described parcel; thence south 23°21'29" west a distance of 98.89 feet; thence south 17°01'20" east a distance of 41.63 feet; thence south 25°39'16" west a distance of 15.55 feet; thence south 12°44'04" east a distance of 17.96 feet; thence south 10°24'43" west a distance of 38.01 feet to the easterly margin of the Duwamish Waterway as established by King County Superior Court Cause No. 82673, and as shown on record of survey; recorded under Recording Number 8601139003; thence north 19°34'20" west (calc) (north 19°35'39" west deed) along the easterly margin of said waterway, a distance of 292.18 feet; thence north 70°23'37" east a distance of 34.95 feet (calc) (34.00 Deed); thence south 49°16'06" east a distance of 134.10 feet to the TRUE POINT OF BEGINNING.

(ALSO KNOWN AS a portion of Parcel B of Lot Boundary Adjustment No. 9700280 recorded under Recording Number 9705089001.)

END OF SCHEDULE A

9705280616

EXHIBIT B

LEGAL DESCRIPTION OF GRANTEE'S PROPERTY

Parcel A of Lot Boundary Adjustment No. 9700280 recorded under King
County Recording No. 9705089001.

9705280616

ORIGINAL

RECORDED AT THE REQUEST OF
AND AFTER RECORDING RETURN TO:

Timothy T. Black, Esq.
Tousley Brain
56th Floor, AT&T Gateway Tower
700 Fifth Avenue
Seattle, WA 98104-5056

QUIT CLAIM DEED

The Grantor, ASH GROVE CEMENT WEST, INC., a Nevada corporation, conveys and quit claims to LONE STAR NORTHWEST, INC., a Washington Corporation, as Grantee, all of Grantor's right, title and interest in the property described on Exhibit A attached hereto, including any interest in the property Grantor may have arising out of or in connection with that certain Lease and Agreement between Grantor and Lone Star Industries, Inc., a Delaware corporation, dated as of April 14, 1987.

Dated: August 26, 1991

ASH GROVE CEMENT WEST, INC.
a Nevada corporation

By: George M. Wells
Its: PRESIDENT

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

I certify that I know or have satisfactory evidence that George M. Wells is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of ASH GROVE WEST, INC., a Nevada corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: August 26, 1991

E. J. [Signature]

9110160710

E1213071 10/16/1991

.00

.00

If you are confused about buying an HDTV, be sure to check out my [HDTV FAQs - Answers To Basic Questions About HDTV](#).

Lastly, check out the additional resources listed on this page.

[Previous](#)

[1](#)
[2](#)
[3](#)

Suggested Reading

[HDTV FAQs](#)[Rear Projection Television - What You Need to Know](#)[Widescreen Television - The 16x9 Factor](#)

Additional Resources

[Video Projectors - What You Need To Know](#)[Plasma Television FAQs](#)[LCD Television FAQs](#)

Additional Suggested Reading

[The History Of Television: Mary Bellis, About Inventors](#)[How Stuff Works: Television](#)[The History Of Early Color Television](#)

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About

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL FENCE POST;

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE

WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER
5824664.

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER
SECTION LINE, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 734.46 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE
WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 600 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE
TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;

THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;

THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;

THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;

THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND

EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE EASTERLY LINE OF WEST MARGINAL WAY;

THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 51.69 FEET;

THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL FENCE POST AS EXISTED ON JANUARY 11, 1985;

THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL FENCE POST;

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;

THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;

THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;

THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;

THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;

THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;

THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF 102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;

THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A DISTANCE OF 572.48 FEET;

THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;

THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;

THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC, AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

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THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
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THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING.

0120910116

RETURN TO:

JAMES HARDIE GYPSUM (NEVADA), INC.
12720 GATEWAY DRIVE, SUITE 208
SEATTLE, WA 98134

STATUTORY WARRANTY DEED

11/4

FILED BY PNWT

PACIFIC NORTHWEST TITLE COMPANY 2996812



Reference # (if applicable)

Additional on Page: _____

Grantor(s):

LONE STAR NORTHWEST, INC.

Additional on Page: _____

Grantee(s):

JAMES HARDIE GYPSUM (NEVADA), INC.

Additional on Page: _____

Legal Description:

PTN. GOVT LOT 4, 19-24-04

Additional on Page: _____

Assessor's Tax Parcel ID#

192404-9075-08

THE GRANTOR LONE STAR NORTHWEST, INC., a Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION

in hand paid, conveys and warrants to JAMES HARDIE GYPSUM (NEVADA), INC., a
Nevada Corporation

the following described real estate, situated in the County of KING, State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.
SUBJECT TO: EXHIBIT "B" ATTACHED HERETO

Dated: May 23, 1997

LONE STAR NORTHWEST, INC.

E1545766 05/28/97 4895.00 275000.00

9705280615

970528-0615 10:09:00 AM KING COUNTY RECORDS 004 GC 11.00

Mortgage Services

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Please Review!

I think you will find that this *is the lowest fixed mortgage* rate available in the market today. Some restrictions may apply. This is a limited time offer so call now!

2.6%* FIXED MINIMUM PAYMENT FOR FIVE YEARS!

HOME LOANS UP TO 4 MILLION!

CALL AND ASK HOW – RIGHT NOW!

- Approval in Minutes, No Income Verification = OK
- Low Credit Scores = NO PROBLEM
- Delinquent, Foreclosures, Liens, Bankruptcy = OK
- Get Cash Now & Consolidate Debt = OK

Loan Amount	Payment
\$250,000	\$990.00
\$500,000	\$1,995.00
\$700,000	\$2799.00

BAD CREDIT? NO PROBLEM!

CALL TOLL-FREE NOW BEFORE RATES GO UP!

1-877-556-8318 x1020

*Arm. Call for details. Advertised rates are not guaranteed and are subject to change. Restrictions may apply. If you received this fax in error and would like your fax number removed immediately from our database, CALL TOLL-FREE 800-889-8417

NOTARY PAGE

STATE OF WASHINGTON)
) ss.
County of _____)

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name _____

Residing at _____
My appointment expires _____

STATE OF WASHINGTON)
) ss.
County of King)

I hereby certify that I know or have satisfactory evidence that Allen Hamblen

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that he is
authorized to execute the instrument and acknowledge it as the President
of JONE STAR NORTHWEST, INC., a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/23/97

Notary Public in and for the State of Washington

Printed Name _____

Residing at Seattle
My appointment expires 11/29/97



9705286615

Memo

To: All Corporate Employees
From: Human Resources Dept.
Re: Employee Vacation Time
Reply To: 1-800-976-3578

FINAL NOTICE

PLEASE BE ADVISED:

For a limited time only, we are offering to all employees access to our company vacation packages at the wholesale rate (you save nearly \$3,000 per couple). These under-booked vacations are good for one year and will be made available on a first come first serve basis.

Please review the vacation details if you are interested.

Destination: Cancun Mexico

Duration: 6 days \$321 pp

Dates: Open dated valid for 1 YEAR

Included in package:

- Corporate Meal Plan – All Meals and Drinks included 24 hrs a day
- Free Oceanfront Resort Upgrade
- Children stay and eat for free
- Unlimited non motor watersports

Last year this package was booked up in a few hours.

Please Contact us to Reserve.

To no longer receive these requested promotions in the future, please call 1-800-571-0072.

EXHIBIT "A"

That portion of Government Lot 4, Section 19, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the southerly right-of-way margin of West Fidalgo Street as established by the City of Seattle Ordinance No. 80645 with the westerly right-of-way margin of East Marginal Way South as now established, which point is south 19 36'23" east, a distance of 148.91 feet from the intersection of the southerly right-of-way margin of former West Fidalgo Street as described in the City of Seattle Ordinance No. 46352 with said westerly margin of East Marginal Way South;
thence south 19 36'23" east along said westerly margin of East Marginal Way South, a distance of 154.09 feet;
thence continuing south 19 36'23" east a distance of 220.25 feet;
thence south 09 23'54" west a distance of 137.11 feet;
thence south 70 02'54" west a distance of 97.67 feet;
thence south 40 43'54" west a distance of 616.98 feet to the TRUE POINT OF BEGINNING of the herein described parcel;
thence south 23 21'29" west a distance of 98.89 feet;
thence south 17 01'20" east a distance of 41.83 feet;
thence south 25 39'16" west a distance of 15.55 feet;
thence south 12 44'04" east a distance of 17.96 feet;
thence south 10 24'43" west a distance of 38.01 feet to the easterly margin of the Duwamish Waterway as established by King County Superior Court Cause No. 82673, and as shown on record of survey, recorded under Recording Number 8601139003;
thence north 19 34'20" west (calc) (north 19 35'39" west deed) along the easterly margin of said waterway, a distance of 292.18 feet;
thence north 70 23'37" east a distance of 34.55 feet (calc) (34.00 Deed);
thence south 49 16'06" east a distance of 134.10 feet to the TRUE POINT OF BEGINNING.

(ALSO KNOWN AS a portion of Parcel B of Lot Boundary Adjustment No. 9700280, recorded under Recording Number 9705089001.)

SUBJECT TO:

1. Covenant to bear equal shares in the cost of construction or repair of road, easement for which was granted over adjacent property by instrument recorded under Recording Number 7802150449.
2. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Norwest Gypsum, Inc., a Washington corporation

PURPOSE: Unloading gypsum rock
AREA AFFECTED: Said premises
RECORDED: February 15, 1978
RECORDING NUMBER: 7802150450

3. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE: Washington Natural Gas Company, a Washington corporation, its successors and assigns

PURPOSE: Gas pipeline or pipelines, together with the non-exclusive right of access to and from said property

9705280615

Mortgage Services

America's Most Progressive Lender

Fax**To:** All Employees**From:** Mortgage Dept.**Re:** New Loan Program☒ **Urgent** ☒ **For Review** ☐ **Please Comment** ☒ **Please Reply**

Please Review!

I think you will find that this ***is the lowest fixed mortgage*** rate available in the market today. Some restrictions may apply. This is a limited time offer so call now!

2.6%* FIXED MINIMUM PAYMENT FOR FIVE YEARS!

HOME LOANS UP TO 4 MILLION!**CALL AND ASK HOW – RIGHT NOW!**

- Approval in Minutes, No Income Verification = OK
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- Delinquent, Foreclosures, Liens, Bankruptcy = OK
- Get Cash Now & Consolidate Debt = OK

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\$500,000	\$1,995.00
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CALL TOLL-FREE NOW BEFORE RATES GO UP!

1-877-556-8318 x1020

*Arm. Call for details. Advertised rates are not guaranteed and are subject to change. Restrictions may apply. If you received this fax in error and would like your fax number removed immediately from our database, CALL TOLL- FREE 800-869-6417.

SUBJECT TO: (CONTINUED)

AREA AFFECTED:

Five (5) feet either side of the centerline of the natural gas distribution line(s) constructed or to be constructed within the northerly 137.11 feet of described property

RECORDED:

March 13, 1997

RECORDING NUMBER:

9703130247

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN:

Oregon-Washington Railroad & Navigation Company, an Oregon corporation, and its lessee, Union Pacific Railroad Company, a Utah corporation, Northern Pacific Railway Company, a Wisconsin corporation, Great Northern Railway Company, a Minnesota corporation, and Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a Wisconsin corporation, and Glacier Sand & Gravel Company, a Washington corporation

DATED:

September 4, 1962

RECORDED:

July 5, 1963

RECORDING NUMBER:

5606904

REGARDING:

Providing for an asphalt concrete vehicular crossing with timber guard rails over and across the railroads east marginal tract. The licensee agrees to indemnify the railroads by reason of this agreement.

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN:

Kaiser Cement & Gypsum Corporation
and the City of Seattle

DATED:

March 23, 1973

RECORDED:

April 27, 1973

RECORDING NUMBER:

7304270675

REGARDING:

For and in consideration of a permit to construct a side sewer to connect these premises in such manner that portions of said side sewer are covered without inspection not conforming to the requirements of Ordinance No. 97016 as amended, of the City of Seattle, do hereby agree to indemnify and save harmless the City of Seattle from all future damages resulting from such connection.

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY:

Henry David House

DATED:

May 4, 1994

RECORDED:

October 5, 1994

RECORDING NUMBER:

9418050965

REGARDING:

Covenant geologic hazard area

7. Any question that may arise due to shifting and changing in course of the Duwamish River.
8. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.
9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

9705280615

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About

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8607220652

QUITCLAIM DEED

SAFECO TITLE INSURANCE COMPANY

MG 453545

86/07/22

#0652 D

RECD F

9.00

CASHSL

****9.00

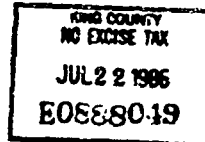
The Grantors, 'Sjøviktrål A/S, as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation; and Odd Kjell Sjøvik as director of Sea Klipp Fish Company Ltd., a dissolved Washington corporation; Oddvin Bjerger A/S, as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation; and Oddvin Bjerger as director of Sea Klipp Fish Company Ltd., a dissolved Washington corporation, Ivar Reiten, as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation, and his wife, Myrtle Reiten; and Knut Sjøvik, as manager and as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation, and his wife, Inger Sjøvik, for value received, remise, release, convey and QUITCLAIM to Christiania Bank og Kreditkasse, the Grantee, the following described real estate:

Legal description on attached rider marked Exhibit "A" which is by this reference made a part of this Quitclaim Deed:

SUBJECT TO that Deed of Trust dated November 13, 1979 between Frank Lanci and Ruth A. Lanci, husband and wife, and John D. Farrell, his separate estate, Grantors, and Bankers Life Company, Beneficiary, recorded under King county Recorder's Number 8004010454.

FILED for Record at Request of

Name Kristi Willis
Address 5444 10th Ave. Plaz
Seattle, WA 98154



SUBJECT ALSO TO that Deed of Trust dated August 30,
1982, between Sea Klipp Fish Co., Ltd., Grantor, and
A/S Fiskernes Bank of Aalesund, Norway, Beneficiary,
recorded under King County Recorder's Number 8208200390.

8607220652

Christiania Bank og Kreditkasse is the successor in
interest of A/S Fiskernes Bank under the above-
referenced Deed of Trust dated August 30, 1982.
Delivery to, acceptance by and recording by Christiania
Bank og Kreditkasse of this Deed is not intended to and
shall not affect a merger of the interests of
Christiania Bank og Kreditkasse hereunder with its
interest under the above-referenced Deed of Trust dated
August 30, 1982.

Situated in the County of King, State of Washington,
including any after-acquired title.

DATED this day of March, 1986.

9607220652

SEA KLIPP FISH COMPANY, LTD.,
a dissolved Washington corporation

SJØVIKTRAL A/S, Shareholder

By: *Odd Kjell Sjøvik*
Odd Kjell Sjøvik
Director

Odd Kjell Sjøvik
(Odd Kjell Sjøvik, Director)

ODDVIN BJØRGE A/S, Shareholder

By: *Oddvin Bjørge*
Oddvin Bjørge
Director

Oddvin Bjørge
(Oddvin Bjørge, Director)

(Ivar Reiten, Shareholder)

(Myrtle Reiten, husband
and wife)

(Knut Sjøvik, Manager and
Shareholder)

(Inger Sjøvik, husband
and wife)

I, Notary Public of Allegheny, Norway, hereby confirm the above
signature of Mr. Odd Kjell Sjøvik and Mr. Oddvin Bjørge as having
been signed by them today in my presence.

Alexanderson, Notary Public

March 17th 1986.

Anton J. Renneberg
Anton J. Renneberg
Notary Public
District Judge



8607220652

EXHIBIT "A"

That portion of the Southeast quarter of the Southeast quarter of Section 19 together with a portion of the Northeast quarter of Section 30, all in Township 24 North, Range 4, East, W.M., in King County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section 30 thence South 89°23'29" West along the North line of said Section 30, 16.45 feet to a point on the Government meander line of the left bank of the Duwamish River and the TRUE POINT OF BEGINNING of this description;

thence South 39°29'35" West 211.96 feet;
thence south 28°36'53" West 227.83 feet to the Southerly boundary of Lot 9, Block 34, Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Place, page 28, in King County, Washington, extended Westerly;

thence North 21°13'08" West 168.71 feet,
thence North 43°00'00" West 83.00 feet,
thence North 29°53'50" East 772.99 feet,
thence North 46°29'18" East 125.00 feet,
thence North 61.15 feet along a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County of Superior Court Cause Nos. 460720, 460721 and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82138, 82137 and 82492;
thence North 89°23'29" East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South;

thence South along said West margin of 1st Avenue South 237.25 feet to a point on the said Government meander line;
thence South 35°52'24" West along said meander line 0.12 feet, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington lying between the Southeasterly boundary of Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle and Northerly of the Southerly boundary of 1st 9, Block 34, of said addition extended Westerly, except any portion thereof lying within said Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle.

And Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 34, ALL in Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Place, page 28, in King County, Washington.

EXCEPT that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes, provided by Ordinance Nos. 82138, 82137, 82492 of the City of Seattle.

8607220652

KINGDOM OF NORWAY)
CITY OF OSLO)
EMBASSY OF THE) SS:
UNITED STATES OF AMERICA)

I, Harold C.M. Baum

~~Vice~~ Consul of the United States of America at Oslo, Norway,
duly commissioned and qualified, do hereby certify that

Anton J. Rønneberg

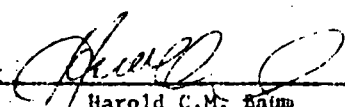
whose true signature and seal are, respectively, subscribed
and affixed to the foregoing ~~certificate~~/document was,

on the 17th day of March, 1986

a District Judge and Notary Public in and for the District
of Aaleund, Norway

to whose official acts faith and credit are due.

IN WITNESS WHEREOF I have hereunto set my hand and
affixed the seal of the Embassy of the United States of America
at Oslo, Norway, this 21st day of March, 1986



Harold C.M. Baum
Vice Consul of the United States of America

M.G. 453545 (2)

QUITCLAIM DEED

SARCO TITLE INSURANCE COMPANY D
860722
RECD F 9.00
CASHSL ***9.00

8607220653

The Grantors, Sjøviktrål A/S, as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation; and Odd Kjell Sjøvik as director of Sea Klipp Fish Company Ltd., a dissolved Washington corporation; Oddvin Bjørge A/S, as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation; and Oddvin Bjørge as director of Sea Klipp Fish Company Ltd., a dissolved Washington corporation, Ivar Reiten, as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation, and his wife, Myrtle Reiten; and Knut Sjøvik, as manager and as shareholder of Sea Klipp Fish Company Ltd., a dissolved Washington corporation, and his wife, Inger Sjøvik, for value received, remise, release, convey and QUITCLAIM to Christiania Bank og Kreditkasse, the Grantee, the following described real estate:

Jul 27 10 57 AM '86
RECEIVED
SARCO

RECEIVED JUL 27 1986

Legal description on attached rider marked Exhibit "A" which is by this reference made a part of this Quitclaim Deed:

SUBJECT TO that Deed of Trust dated November 13, 1979 Between Frank Lanci and Ruth A. Lanci, husband and wife, and John D. Farrell, his separate estate, Grantors, and Bankers Life Company, Beneficiary, recorded under King County Recorder's Number 8004010454.

FILED for Record at Request of
Name Christi Wallis
Address Suite 440, 1001 4th Ave Plaza
Seattle, WA 98154

E0888049
EXCISE TAX NOT REQUIRED
Refer to Previous Excise #
King Co. Recorder's Office
WJ

SUBJECT ALSO TO that Deed of Trust dated August 30, 1982, between Sea Klipp Fish Co., Ltd., Grantor, and A/S Fiskernes Bank of Aalesund, Norway, Beneficiary, recorded under King County Recorder's Number 8208200390.

Christiania Bank og Kreditkasse is the successor in interest of A/S Fiskernes Bank under the above-referenced Deed of Trust dated August 30, 1982.

Delivery to, acceptance by and recording by Christiania Bank og Kreditkasse of this Deed is not intended to and shall not affect a merger of the interests of Christiania Bank og Kreditkasse hereunder with its interest under the above-referenced Deed of Trust dated August 30, 1982.

8607220653

8507220653

SEA KLIPP FISH COMPANY, LTD.,
a dissolved Washington corporation

By: Odd Kjeil Sjøvik
Odd Kjeil Sjøvik
Director
Odd Kjeil Sjøvik
(Odd Kjeil Sjøvik, Director)

By: Oddvin Bjørge
Director
Oddvin Bjørge
(Oddvin Bjørge, Director)

(Myrtle Reiten, husband
and wife)

(Inger Sjøvik, husband
and wife,

Alexand socinskij- og reindambete

Ante J. Bonneberg
Notary Public
District Judge



EXHIBIT "A"

That portion of the Southeast quarter of the Southeast quarter of Section 19 together with a portion of the Northeast quarter of Section 30, all in Township 24 North, Range 4, East, W.M., in King County, Washington, described as follows:

COMMENCING at the Northeast corner of said Section 30 thence South 89°23'29" West along the North line of said Section 30. 16.45 feet to a point on the Government meander line of the left bank of the Duwamish River and the TRUE POINT OF BEGINNING of this description;

thence South 39°29'35" West 211.96 feet;
thence south 28°36'53" West 227.83 feet to the Southerly boundary of Lot 9, Block 34. Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Place, Page 28, in King County, Washington, extended Westerly;

thence North 21°13'08" West 168.71 feet,
thence North 43°00'00" West 85.00 feet,
thence North 29°53'50" East 272.99 feet,
thence North 46°29'18" East 125.00 feet;
thence North 61.15 feet along a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County of Superior Court Cause Nos. 460720, 460721 and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82138, 82137 and 82492;
thence North 89°23'29" East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South:

thence South along said West margin of 1st Avenue South 237.25 feet to a point on the said Government meander line;
thence South 35°52'24" West along said meander line 0.12 feet, to the TRUE POINT OF BEGINNING.

TOGETHER WITH that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington lying between the Southeasterly boundary of Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle and Northerly of the Southerly boundary of 1st 9, Block 34, of said addition extended Westerly, except any portion thereof lying within said Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle.

And Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 34, ALL in Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Place, page 28, in King County, Washington.

EXCEPT that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes, provided by Ordinance Nos. 82138, 82137, 82492 of the City of Seattle.

8507220653

KINGDOM OF NORWAY
CITY OF OSLO
EMBASSY OF THE
UNITED STATES OF AMERICA

SS:

I, Harold C.M. Baum

~~Vice~~ Consul of the United States of America at Oslo, Norway,
duly commissioned and qualified, do hereby certify that

Anton J. Rønneberg

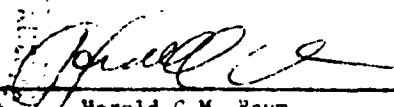
whose true signature and seal are, respectively, subscribed
and affixed to the foregoing ~~certificate~~/document was,

on the 17th day of March, 1986

a District Judge and Notary Public in and for the District
of Alesund, Norway

to whose official acts faith and credit are due.

IN WITNESS WHEREOF I have hereunto set my hand and
affixed the seal of the Embassy of the United States of America
at Oslo, Norway, this 21st day of March, 1986


Harold C.M. Baum
~~Vice Consul~~ of the United States of America

8607220653

RECEIVED THIS DAY

MG 453545

4

SAFECO TITLE INSURANCE COMPANY

JUL 22 10 57 AM '86

BY THE RECORDS
KING COUNTY

QUITCLAIM DEED

86/07/22

RECD F

CASHSL

#0654 D

7.00

7.00

8607220654

The Grantors, Sjøviktraal A/S, as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation; and Odd Kjell Sjøvik as director of Sea Klipp Fish Co. Ltd., a dissolved Washington corporation; Oddvin Bjørge A/S, as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation; and Oddvin Bjørge as director of Sea Klipp Fish Co. Ltd., a dissolved Washington corporation; Ivar Reiten, as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation, and his wife, Myrtle Reiten; and Knut Sjøvik, as manager and as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation, and his wife, Inger Sjøvik, for value received, convey, remiss, release and QUITCLAIM to Christiania Bank og Kreditkasse, the Grantee, the following described real estate: Legal description on attached rider marked Exhibit "A" which is by this reference made a part of this Quitclaim Deed:

SUBJECT TO that Deed of Trust dated November 13, 1979 between Frank Lenci and Ruth A. Lenci, husband and wife, and John D. Farrell, his separate estate, Grantors, and Bankers Life Company, Beneficiary, recorded under King County Recorder's Number 8004010454.

SUBJECT ALSO TO that Deed of Trust dated August 30, 1982, between Sea Klipp Fish Co., Ltd., Grantor, and A/S Fiskernes Bank of Aalesund, Norway, Beneficiary, recorded under King County Recorder's Number 8208200390. Christiania Bank og Kreditkasse is the successor in interest of A/S Fiskernes Bank under the above-referenced Deed of Trust dated August 30, 1982. Delivery to, acceptance by and recording by Christiania Bank og Kreditkasse of this Deed is not intended to and shall not affect a merger of the interests of Christiania Bank og Kreditkasse hereunder with its interest under the above-referenced Deed of Trust dated August 30, 1982.

FILED FOR RECORD AT REQUEST OF

Value Kristi Wills

Address Suite 1401 - 1001 4th Ave. Plaza

Seattle, WA 98154

EO 828049

Situated in the County of King, State of Washington, including any after-acquired title.

DATED THIS 28th day of February, 1986.

SEA KLIPP FISH COMPANY, LTD.,
a dissolved Washington corporation

SJØVIKTRAAAL A/S, Shareholder

By: _____
(Signature and Title)

(Odd Kjell Sjøvik, Director)

ODDVIN BJØRGE A/S, Shareholder

By: _____
(Signature and Title)

(Oddvin Bjørge, Director)

Ivar Reiten
(Ivar Reiten, Shareholder)

Myrtle Reiten
(Myrtle Reiten, husband and wife)

(Knut Sjøvik, Manager and Shareholder)

(Inger Sjøvik, husband and wife)

STATE OF OREGON)
COUNTY OF MULTNOMAH) ss.

On this 28th day of February, 1986, before me personally appeared the above-named Ivar Reiten and Myrtle Reiten who acknowledged the foregoing instrument to be their voluntary act and deed.

[Signature]
Notary Public
Expires: 5/14/89

DANmlh171a

8607220654

Our No MG-453545 (Second Revised)

EXHIBIT "A"

That portion of the Southeast quarter of the Southeast quarter of Section 19, together with a portion of the Northeast quarter of the Northeast quarter of Section 30, all in Township 24 North, Range 4, East, W.M., in King County, Washington, described as follows:

8607220654

COMMENCING at the Northeast corner of said Section 30;
thence South 89°23'29" West along the North line of said Section 30, 16.45 feet to a point on the Government meander line of the left bank of the Duwamish River and the TRUE POINT OF BEGINNING of this description;
thence South 38°29'35" West 211.96 feet;
thence South 28°36'53" West 227.83 feet to the Southerly boundary of Lot 9, Block 34, Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Plats, page 28, in King County, Washington, extended Westerly;
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thence North 43°00'00" West 83.00 feet;
thence North 29°53'50" East 272.99 feet;
thence North 46°29'18" East 125.00 feet;
thence North 61.15 feet to a point on a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721, and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82138, 82137, and 82492;
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thence South along said West margin of 1st Avenue South 237.25 feet to a point on the said Government meander line;
thence South 35°52'24" West along said meander line 0.12 feet, to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington lying between the Southeasterly boundary of said tract and the Northwesterly boundary of Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, and Northerly of the Southerly boundary of Lot 9, Block 34, of said addition, extended Westerly, except any portion thereof lying within said Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle;

AND Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 34, ALL in Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Plats, page 28, in King County, Washington;

EXCEPT that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes, provided by Ordinance Nos. 82138, 82137, 82492 of the City of Seattle.

RECEIVED KING COUNTY

3

MG 453545

SAFECO TITLE INSURANCE COMPANY

JUL 27 10 57 AM '86

86/07/22

#0655 D

BY THE L...
RECORD...
KING...

QUITCLAIM DEED

RECD F

7.00

CASHSL

***7.00

8607220655

The Grantors, Sjøviktraal A/S, as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation; and Odd Kjell Sjøvik as director of Sea Klipp Fish Co. Ltd., a dissolved Washington corporation; Oddvin Bjørge A/S, as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation; and Oddvin Bjørge as director of Sea Klipp Fish Co. Ltd., a dissolved Washington corporation; Iva. Reiten, as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation, and his wife, Myrtle Reiten; and Knut Sjøvik, as manager and as shareholder of Sea Klipp Fish Company, Ltd., a dissolved Washington corporation, and his wife, Inger Sjøvik, for value received, convey, remiss, release and QUITCLAIM to Christiania Bank og Kreditkasse, the Grantee, the following described real estate: Legal description on attached rider marked Exhibit "A" which is by this reference made a part of this Quitclaim Deed:

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LOCAL TAX RECEIPT
E00E8049

FILED for Record at Request of:

Name Kristi Wallis

Address 16140 161st Ave P.O. Box

Seattle, WA 98154

Our No. MG-4535 5 (Second Revised)

EXHIBIT "1"

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thence North 21°14'08" West 168.71 feet;

thence North 43°00'00" West 83.00 feet;

thence North 29°33'50" East 272.99 feet;

thence North 46°29'18" East 125.00 feet;

thence North 51.15 feet to a point on a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721, and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82138, 82137, and 82492; thence North 89°23'29" East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South;

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EXCEPT that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes, provided by Ordinance Nos. 82138, 82137, 82492 of the City of Seattle.

5307220655

Situated in the County of King, State of Washington, including any after-acquired title.

8607220655

DATED THIS 28th day of February, 1986.

SEA KLIPP FISH COMPANY, LTD.,
a dissolved Washington corporation

STATE OF CALIFORNIA
COUNTY OF San Diego
March 27th, 1986

before me the undersigned, a Notary Public in and for
the State of California, personally appeared ****Knut Sjøvik and Inger Sjøvik****

personally known to me and proved to me on the basis of satis-
factory evidence to be the persons whose names are sub-
scribed to the within instrument and acknowledged to me that
he/she/they executed the same

WITNESS my hand and official seal

Signature *B. E. Carriere*
B. E. Carriere



(This area for official notarial seal)

(Ivar Reiten, Shareholder)

(Myrtle Reiten, husband
and wife)

Knut Sjøvik
(Knut Sjøvik, Manager and
Shareholder)

Inger Sjøvik
(Inger Sjøvik, husband
and wife)



FILED FOR RECORD AT REQUEST OF
SAFECO TITLE INSURANCE COMPANY
2615 4th AVENUE, SEATTLE, WA 98121

Filed for Record at Request of

AFTER RECORDING MAIL TO:

NAME Arthur A. Riedel

ADDRESS 4555 N. Channel Ave.

CITY AND STATE Portland, Oregon 97217

RECEIVED THIS DAY 08/17 SAFECO TITLE INSURANCE COMPANY

THIS SPACE RESERVED FOR J. JOORDEN'S USE
CRSHSL ***\$6.00

KING COUNTY
EXCISE TAX PAID
AUG 19 1986
892167

BY THE DEPUTY CLERK OF
RECORDS
KING COUNTY

STATUTORY WARRANTY DEED

46-488545-①

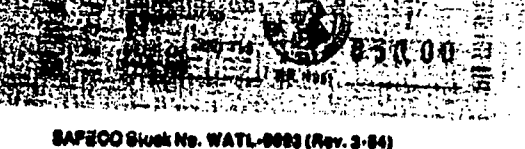
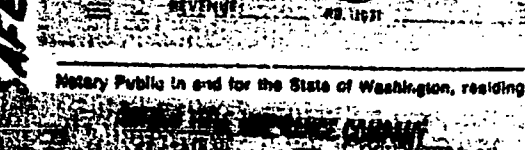
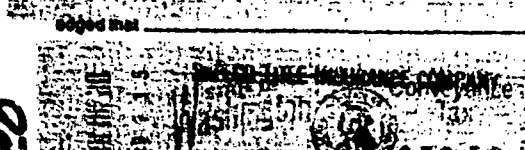
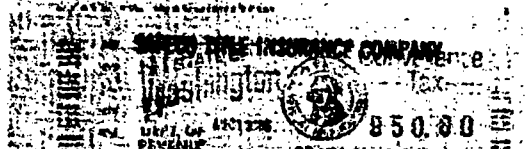
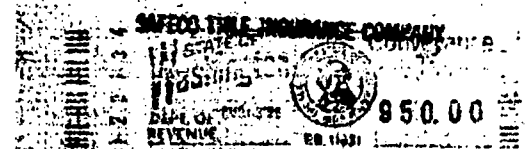
THE GRANTOR CHRISTIANIA BANK og KREDITKASSE, a Norwegian banking company
for and in consideration of ONE MILLION EITH HUNDRED FIFTY THOUSAND AND NO/100ths DOLLARS
in hand paid, conveys and warrants to ARTHUR A. RIEDEL, a unmarried man
the following described real estate, situated in the County of King State of Washington:

FOR THE LEGAL DESCRIPTION OF THE PROPERTY TO BE CONVEYED,
SEE EXHIBIT "I" ATTACHED HERETO AND MADE A PART HEREOF BY
THIS REFERENCE.

Subject to: Easement or quasi-easement as created by judgements or verdicts entered 4-9-54 in King County Superior Court Cause Nos 460720, 460721 and 465381 as provided for in Ordinance Nos 82138, 82137 and 82492 respectively; AND Agreements recorded 3-13-72 Recording No 7203130323 and recorded 3-18-83 as Recording No. 8303180557; AND Exceptions and reservations as contained in Deed recorded 5-9-69 as Recording No. 6508204; AND Second half 1986 real property taxes, which grantor shall assume and pay.

Dated August 6, 19 86

CHRISTIANIA BANK og KREDITKASSE,
a Norwegian banking company
By Daniel J. Nye
By Dan
Daniel J. Nye, Attorney in fact



STATE OF OREGON
COUNTY OF Multnomah } 88.
On this the 6 day of August, 19 86
personally appeared Daniel J. Nye

who being duly sworn, did say that he is the attorney in fact for
CHRISTIANIA BANK og KREDITKASSE

and that he executed the foregoing instrument by authority of and in behalf of said principal; and he acknowledged said instrument to be the act and deed of said principal.

Daniel J. Nye
Notary Public for Oregon
My Commission expires: 8/18/88

ORL-360 (7-81)
Bapt

Witness my hand and official seal hereto affixed, the day and year first above written.

Notary Public in and for the State of Washington, residing at _____

8608130901

Cur No. AG-453545 (Third Revised)

EXHIBIT "I"

That portion of the Southeast quarter of the Southeast quarter of Section 19, together with a portion of the Northeast quarter of the Northeast quarter of Section 30, all in Township 24 North, Range 4, East, W.M., in King County, Washington, described as follows:

8608130901

COMMENCING at the Northeast corner of said Section 30;
thence South 39°23'29" West along the North line of said Section 30, 16.45 feet to a point on the Government meander line of the left bank of the Duwamish River and the TRUE POINT OF BEGINNING of this description;
thence South 38°29'35" West 211.96 feet;
thence South 28°26'53" West 227.82 feet to the Southerly boundary of Lot 9, Block 34, Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Plats, page 28, in King County, Washington, extended Westerly;
thence North 21°14'08" West 168.71 feet;
thence North 43°00'00" West 83.00 feet;
thence North 29°53'50" East 272.99 feet;
thence North 46°29'18" East 125.00 feet;
thence North 61.15 feet to a point on a line parallel with and 132.00 feet Westerly of the West margin of 1st Avenue South, as established in combined King County Superior Court Cause Nos. 460720, 460721, and 465381, as provided by the City of Seattle Condemnation Ordinance Nos. 82138, 82137, and 82492;
thence North 89°23'29" East 132.00 feet along a line parallel with and 237.34 feet North of the South line of said Section 19, to a point on the said West margin of 1st Avenue South;
thence South along said West margin of 1st Avenue South 237.25 feet to a point on the said Government meander line;
thence South 35°52'24" West along said meander line 0.12 feet, to the TRUE POINT OF BEGINNING;

TOGETHER WITH that portion of the Northeast quarter of the Northeast quarter of Section 30, Township 24 North, Range 4 East, W.M., in King County, Washington, lying between the Southeasterly boundary of said tract and the Northwesterly boundary of Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, and Northerly of the Southerly boundary of Lot 9, Block 34, of said addition, extended Westerly, except any portion thereof lying within said Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle.

AND Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9, Block 34, ALL in Joseph R. Mc Laughlin's Waterfront Addition to the City of Seattle, according to the plat recorded in Volume 13 of Plats, page 28, in King County, Washington;

EXCEPT that portion of said lots condemned in King County Superior Court Cause Nos. 460720, 460721 and 465381, for street purposes, provided by Ordinance Nos. 82138, 82137, 82492 of the City of Seattle.

Filed for Record at Request of
HOGLE & GATES

When recorded return to:

Donald L. Johnson, Esq.
Boyle & Gates
2100 The Bank of California Center
Seattle, WA 98164

JUH. PL.
#363 224



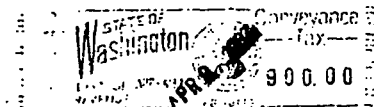
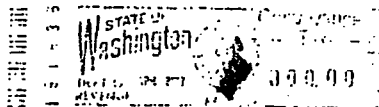
FILED FOR RECORD AT REQUEST OF
HOGLE & GATES
1008 WESTERN AVE., SUITE 200
SEATTLE, WA 98104

STATUTORY WARRANTY DEED

The Grantor RIEDEL INTERNATIONAL, INC., an Oregon corporation,
for and in consideration of TEN DOLLARS AND OTHER GOOD AND
VALUABLE CONSIDERATION in hand paid, conveys and warrants to
LONE STAR INDUSTRIES, INC., a Delaware corporation, the
following described real estate, situated in the County of
King, State of Washington:

As per legal description attached hereto as Exhibit "A"
which is incorporated herein by this reference.

8704081463



A 363224 A-C

870408 1463 R
RECD F 8.00
CASHSL 1148.00

Dated this 7th day of April, 1987

RIEDEL INTERNATIONAL, INC., an
Oregon corporation

By [Signature]
Its [Signature]

STATE OF)
COUNTY OF) ss.

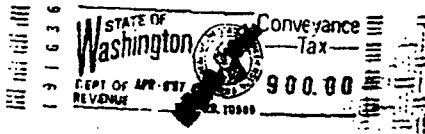
On this 7th day of April, 1987, before me,
the undersigned, a Notary Public in and for the State of Washington,
duly commissioned and sworn, personally appeared

to me known to be the President of Riedel International,
Inc., the corporation that executed the foregoing instrument, and
acknowledged the said instrument to be the free and voluntary act and
deed of said corporation, for the uses and purposes therein mentioned,
and on oath stated that he/she/they was/were authorized to execute the
said instrument and that the seal affixed is the corporate seal
of said corporation.

Witness my hand and official seal hereto affixed the day
and year first above written.



[Signature]
Notary Public in and for the State of
Washington residing at Seattle
My appointment expires on 8-10-88



Chas. P. L.

EXHIBIT "A"

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, AND GOVERNMENT LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY SOUTH WHICH BEARS SOUTH 19°36'23" EAST 374.34 FEET FROM THE INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645 OF THE CITY OF SEATTLE; THENCE CONTINUING SOUTH 19°36'23" EAST 330.22 FEET TO THE NORTHERLY LINE OF SLIP NUMBER 2; THENCE SOUTH 43°30'30" WEST 406.28 FEET; THENCE SOUTH 27°45'30" WEST 335.58 FEET TO THE SECTION LINE BETWEEN SAID SECTIONS 19 AND 30; THENCE SOUTH 71°55'46" WEST 50 FEET; THENCE SOUTH 25°46'00" WEST 198.878 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2; THENCE NORTH 19°35'39" WEST ALONG THE EASTERLY LINE OF SAID WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913 IN KING COUNTY, WASHINGTON; THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS FOLLOWS:

THENCE NORTH 70°23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY; THENCE SOUTH 49°16'06" EAST 134.10 FEET; THENCE NORTH 40°43'54" EAST 616.98 FEET; THENCE NORTH 70°02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9°23'54" WEST FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 9°23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89°23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER; THENCE NORTH 43°25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881; THENCE SOUTH 19°36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH; THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89°23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30; THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED ON COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER; THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES: SOUTH 43°25'46" WEST 250.80 FEET; THENCE SOUTH 27°56'40" WEST 336.82 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30; THENCE SOUTH 71°48'51" WEST 50.00 FEET; THENCE SOUTH 23°38'45" WEST 199.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1; THENCE SOUTH 19°35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET; THENCE NORTH 29°53'50" EAST 589.99 FEET; THENCE NORTH 46°29'18" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;

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CLERK OF THE
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CLERK OF THE
SUPERIOR COURT
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EXHIBIT "A"
Page 2

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH 89°23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 230.85 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER; THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE SOUTH; THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET; THENCE SOUTH 89°23'29" WEST 132 FEET TO THE POINT OF BEGINNING.

SUBJECT TO:

AGREEMENT DATED JUNE 4, 1963 BETWEEN OREGON - WASHINGTON RAILROAD AND NAVIGATION COMPANY, AN OREGON CORPORATION AND OTHERS HEREINAFTER CALLED RAILROADS AND GLACIER SAND AND GRAVEL COMPANY, A WASHINGTON CORPORATION CALLED 'LICENSEE' RECORDED JULY 5, 1963 UNDER AUDITOR'S FILE NO. 5606004. SAID AGREEMENT PROVIDES FOR AN ASPHALT CONCRETE VEHICULAR CROSSING WITH TIMBER GUARD RAILS OVER AND ACROSS THE RAILROADS EAST MARGINAL TRACT. THE LICENSEE AGREES TO INDEMNIFY THE RAILROADS BY REASON OF THIS AGREEMENT. THIS INSTRUMENT SHOULD BE REFERRED TO FOR FULL DETAILS. AFFECTS PARCEL A

RELEASE OF DAMAGES executed by the party herein named releasing the City/County herein named from all future claims for damage resulting from the act herein described.

Dated : MARCH 23, 1973
Recorded : APRIL 27, 1973
Auditor's File No.: 7304270675
Executed by : KAISER CEMENT & GYPSUM CORPORATION
City/County : CITY OF SEATTLE
Act : FOR AND IN CONSIDERATION OF A PERMIT TO CONSTRUCT A SIDE SEWER TO CONNECT THESE PREMISES IN SUCH MANNER THAT PORTIONS OF SAID SIDE SEWER ARE COVERED WITHOUT INSPECTION NOT CONFORMING TO THE REQUIREMENTS OF ORDINANCE NO. 97016 AS AMENDED, OF THE CITY OF SEATTLE, DO HEREBY AGREE TO INDEMNIFY AND SAVE HARMLESS THE CITY OF SEATTLE FROM ALL FUTURE DAMAGES RESULTING FROM SUCH CONNECTION

AFFECTS PARCEL A

AN EASEMENT with provisions, conditions and covenants as may be set forth therein.

For : A MUTUAL EASEMENT OR RIGHT-OF-WAY
Reflected of record by instrument
Recorded : FEBRUARY 15, 1978
Auditor's File No.: 7802150449
Affects : A 25 FOOT WIDE PARCEL OF LAND ALONG THE NORTHERLY LINE OF SAID PARCEL A

AN EASEMENT with provisions, conditions and covenants as may be set forth therein.

Reflected of record by instrument
Recorded : FEBRUARY 15, 1978
Auditor's File No.: 7802150450
Affects : A SOUTHERLY PORTION OF SAID PARCEL A AND OTHER LANDS

8704081463

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STATE OF
Washington
DEPT. OF APR-1973
REVENUE
Conveyance
Tax
900.00

191642

STATE OF
Washington
DEPT. OF APR-1973
REVENUE
Conveyance
Tax
900.00

191635

STATE OF
Washington
DEPT. OF APR-1973
REVENUE
Conveyance
Tax
900.00

STATE OF
Washington
DEPT. OF APR-1973
REVENUE
Conveyance
Tax
378.80
PD. 10840

EXHIBIT "A"
Page 3

RESERVATION CONTAINED IN DEED FROM COMMERCIAL WATERWAY DISTRICT NO. 1 FOR KING COUNTY, STATE OF WASHINGTON.

RECORDED : OCTOBER 14, 1958

AUDITOR'S FILE NO.: 4953444

AS FOLLOWS : THERE IS RESERVED FROM AFORE-DESCRIBED PROPERTY, IN FAVOR OF ALL PERSONS NOW OR HEREAFTER ACQUIRING TITLE TO ANY PORTION OF COMMERCIAL WATERWAY DISTRICT SLIP NUMBER 2 (A PORTION OF WHICH SLIP IS CONVEYED BY THIS DEED), AN EASEMENT FOR NAVIGATION, INGRESS, EGRESS AND DREDGING BY VESSELS, INCLUDING BUT NOT LIMITED TO SCOWS AND DREDGES, UPON AND OVER ALL PORTIONS OF THE DEMISED PREMISES LYING WITHIN 100 FEET ON EITHER SIDE OF A "MEDIAN LINE", HEREINAFTER DESCRIBED, AND LYING SOUTHERLY AND WESTERLY OF THE "UPPER CHANNEL LINES", ALSO HEREINAFTER DESCRIBED, BY ACCEPTANCE OF THIS DEED, GRANTEE COVENANTS NOT TO FILL, BUILD ON, OR IN ANY MANNER OBSTRUCT ANY PART OF THE DEMISED PREMISES SUBJECT TO THE FOREGOING EASEMENT, SAVE WITH THE PRIOR WRITTEN CONSENT OF ALL OF THE THEN OWNERS OF THE DOMINANT TENEMENTS.

"THE REFERRED TO "MEDIAN LINE" IS DESCRIBED AS FOLLOWS; IN KING COUNTY, STATE OF WASHINGTON:

FROM A POINT AT THE INTERSECTION OF THE GOVERNMENT MEANDER LINE, RIGHT BANK, DUWAMISH RIVER AND THE LINE BETWEEN SECTIONS 19 AND 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M.; THENCE NORTH 27°56'40" EAST 336.82 FEET; THENCE NORTH 43°25'46" EAST 250.80 FEET; THENCE SOUTH 300 FEET TO THE TRUE POINT OF BEGINNING A LINE THENCE SOUTH 46°29'18" WEST 125 FEET, AND THENCE SOUTH 29°53'50" WEST.

"THE REFERRED TO "UPPER CHANNEL LINES" ARE DESCRIBED AS FOLLOWS, IN KING COUNTY, STATE OF WASHINGTON: A LINE PARALLEL TO AND 148.38 FEET WEST OF THE SECTION LINE BETWEEN SECTIONS 19 AND 20, TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M., A LINE PARALLEL TO AND 176.19 FEET NORTH OF THE SECTION LINE BETWEEN SECTIONS 19 AND 30 TOWNSHIP 24 NORTH, RANGE 4 EAST, W.M."

AFFECTS PARCEL B

RIGHT OF THE CITY OF SEATTLE UNDER JUDGMENT ON VERDICTS ENTERED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, TO DAMAGE SAID PREMISES BY CHANGING AND ESTABLISHING STREET GRADES, GRADING AND REGRADING AS PROVIDED BY ORDINANCE NOS. 82138, 82137 AND 82492.

AFFECTS PARCEL B

RIGHT OF THE STATE OF WASHINGTON IN AND TO THAT PORTION, IF ANY, OF THE PROPERTY HEREIN DESCRIBED WHICH LIES BELOW THE LINE OF ORDINARY HIGH WATER OF THE DUWAMISH RIVER.

Any question that may arise due to shifting or change in the course of the river or creek herein named, or due to said river or creek having changed its course.

Name of
river/creek : DUWAMISH RIVER

Right of use, control or regulation by the United States of America in the exercise of powers over navigation.

Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land.

8704081463

RECEIVED THIS DAY

APR 8 4 32 PM '87
BY THE CLERK OF
RECORDS & CLERKS
KING COUNTY

TICOR TITLE INSURANCE COMPANY
1006 WESTERN AVE., S200, SEATTLE, WA 98104

7365233 DR

MEMORANDUM OF LEASE

This Memorandum of Lease, is made this 1st day of April, 1987, by and between ARTHUR A. RIEDEL ("Landlord") and LONE STAR INDUSTRIES, INC., a Delaware corporation ("Tenant").

A. Landlord and Tenant have executed that certain unrecorded Lease of even date herewith (the "Lease"), the terms and conditions of which Lease are incorporated herein by reference, and pursuant to which Landlord leased to Tenant the property commonly known as 6333 First Avenue South, Seattle, King County, Washington, as more particularly set forth in Exhibit A, attached hereto and incorporated herein by reference (the "Premises").

B. The Lease is for an original term of five (5) years, commencing on the date hereof and expiring on the fifth anniversary hereof.

C. The Lease provides that Tenant an "Option to Purchase" as more specifically set forth in the Lease.

D. Landlord and Tenant desire to record a Memorandum of Lease, setting forth the material terms thereof and clarifying the description of the Premises covered thereby.

NOW, THEREFORE, in consideration of good and valuable consideration, Landlord and Tenant agree as follows:

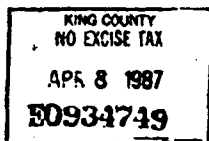
1. Term. The Lease is for a term of five (5) years, beginning April 8th, 1987 and terminating April 7th, 1990.

2. Tenant's Option to Purchase. Reference is made to section 18 of the Lease, in which Tenant is granted an option to purchase the Premises. In relevant part, the section provides:

"(a) During the first Lease Years, Tenant shall have the option to purchase the Premises for Two Million Five Hundred Thousand Dollars (\$2,500,000).

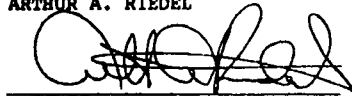
(b) During the remaining four Lease Years, Tenant shall have an option to purchase the Premises for the fair market value of the Premises but not less than Two Million Five Hundred Thousand Dollars (\$2,500,000).

3. Purpose of Memorandum of Lease. This Memorandum of Lease is prepared for the purpose of recordation, and it shall not be construed as an amendment or modification of the Lease.

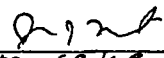


87-04-08 #1471 A
RECD F 8.00
CASHSL ****8.00

ARTHUR A. RIEDEL



LONE STAR INDUSTRIES, INC.

By 
Its C.R.V.P.

By Raymond B. Thompson
Its President

8704081471

APR 8 4 33 PM '67
BY THE LONE STAR INDUSTRIES
RECORDING & COMMUNICATIONS
KING COMPANY

RECEIVED THIS DAY

8704081471

WITNESS my hand and official seal this 7th day of April, 1987.

STATE OF ()
COUNTY OF () 99.

WITNESS my hand and official seal this 2 day of April, 1987.

-3-

EXHIBIT A

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

8704081471

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89°23'29" WEST ALONG THE NORTH LINE OF SAID SECTION 30, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE LEFT BANK OF THE DUKAMISH RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38°29'35" WEST 211.96 FEET; THENCE SOUTH 28°36'53" WEST 227.83 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, EXTENDED WESTERLY; THENCE NORTH 21°14'08" WEST 168.71 FEET; THENCE NORTH 43°00'00" WEST 83.00 FEET; THENCE NORTH 29°53'50" EAST 272.99 FEET; THENCE NORTH 46°29'18" EAST 125.00 FEET; THENCE NORTH 61.15 FEET ALONG A LINE PARALLEL WITH AND 132.00 FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 470721 AND 465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH 89°23'29" EAST 132.00 FEET ALONG A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19, TO A POINT ON THE SAID WEST MARGIN OF 1ST AVENUE SOUTH; THENCE SOUTH ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH 237.25 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 35°52'24" WEST ALONG SAID MEANDER LINE 0.12 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, LYING BETWEEN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AND NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, OF SAID ADDITION, EXTENDED WESTERLY, EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 34, ALL IN JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, FOR STREET PURPOSES BY ORDINANCE NOS. 82138, 82137, 82492 OF THE CITY OF SEATTLE.

Filed for Record at Request of

BOGLE & GATES

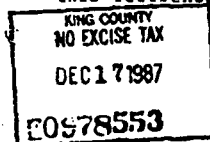
WHEN RECORDED RETURN TO:

Frank L. Bliss, Esq.
2100 The Bank of California Center
Seattle, WA 98164

QUIT CLAIM DEED

THE GRANTOR, LONE STAR INDUSTRIES, INC., a Delaware corporation, for and in consideration of capital contribution to partnership--no partnership shares received by Grantor in return for contribution--conveys and quit claims to the GRANTEE, NORTHWEST AGGREGATES CO., a Washington general partnership, the following described real estate, situated in the County of King, State of Washington, together with all after acquired title of Grantor therein:

As per legal description attached hereto as Exhibit "A" which is incorporated herein by this reference.



Dated this 14th day of December, 1987

LONE STAR INDUSTRIES, INC., a
Delaware corporation

By [Signature]

Its Vice President

By _____

Its _____

STATE OF WASHINGTON)

) ss.

COUNTY OF King)

On this 14th day of December, 1987, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared D. M. Campbell

to me known to be the Vice President and and respectively, of LONE STAR INDUSTRIES, INC., the corporation that executed the foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.

[Signature]
Notary Public in and for the State of
Washington, residing at Seattle
My appointment expires on 7-12-91

8712171124

FILED BY CHICAGO TITLE INSURANCE CO.
REF. # 129740-6

DEC 17 1987

RECEIVED THIS DAY

EXHIBIT A

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT LOT 9, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645 OF THE CITY OF SEATTLE;

THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE NORTHERLY LINE OF SLIP NUMBER 2;

THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;

THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE BETWEEN SAID SECTIONS 19 AND 30;

THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;

THENCE SOUTH 25 DEGREES 46'00" WEST 198.873 FEET TO THE INTERSECTION OF THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;

THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN KING COUNTY, WASHINGTON;

THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS FOLLOWS:

THENCE NORTH 70 DEGREES 23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;

THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;

THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;

THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;

THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;

THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;

THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;

THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;

THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;

THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

8712171124

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES, SOUTH 43 DEGREES 25'46" WEST 250.80 FEET;
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 30;
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;
THENCE SOUTH 23 DEGREES 08'45" WEST 199.24 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION 19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE SOUTH;
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

95

ASSIGNMENT OF LEASE

FILED IN 11259 2
RECEIVED 11259 2
FEB 11 1989
FBI - CHICAGO

8904140269

AS A CONTRIBUTION TO PARTNERSHIP CAPITAL, LONE STAR INDUSTRIES, INC., a Delaware corporation ("Assignor"), does hereby assign and transfer to LONE STAR NORTHWEST, a Washington general partnership formerly known as Northwest Aggregates Co. ("Assignee"), all of Assignor's right, title and interest as lessee under that certain lease described in Exhibit A attached hereto and incorporated herein by this reference (the "Lease"), pertaining to the real property described in Exhibit B attached hereto and incorporated herein by this reference.

Assignee hereby assumes and agrees fully and faithfully to perform as of and after the date of this Assignment all of Assignor's duties under the Lease. Assignor agrees to indemnify, defend and hold harmless Assignee from and against any and all loss, damage or expense (including reasonable attorneys' fees) resulting from any claim(s) now or hereafter asserted under the Lease if and to the extent such claim(s) are related to acts arising on or before the date hereof. Assignee agrees to indemnify, defend and hold harmless Assignor from and against any and all loss, damage or expense (including reasonable attorneys' fees) resulting from any claim(s) now or hereafter asserted under the Lease if and to the extent such claim(s) are related to acts arising after the date hereof.

This Assignment shall be binding upon the successors and assigns of the parties hereto.

DATED AND EFFECTIVE this 9th day of August, 1988.

LONE STAR INDUSTRIES, INC.,
a Delaware corporation

By [Signature]
Robert W. Hutton
Vice Chairman

Accepted and agreed:

LONE STAR NORTHWEST,
formerly known as Northwest
Aggregates Co.

By [Signature]
Danton M. Campbell
President

APR 14 9 15 AM '89
BY THE DEPT. OF
RECORDS & COMM.
CHICAGO, ILL.

RECEIVED THIS DAY

FILED BY CHICAGO TITLE INSURANCE CO.
REF. # 129738-4

STATE OF WASHINGTON)

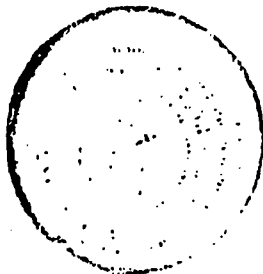
COUNTY OF KING)

SS.

8904140269

On this 2nd day of January, 1988, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared ROBERT W. HUTTON, to me known to be the Vice Chairman of Lone Star Industries, Inc., the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed (if any) is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.



Allen Orverson
NOTARY PUBLIC in and for the
State of Washington,
residing at Seattle.

My appointment expires 3/3/88.

STATE OF WASHINGTON)

COUNTY OF KING)

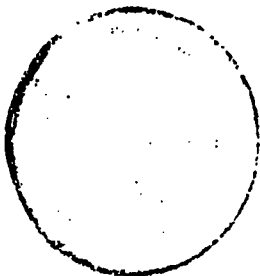
SS.

On this 22nd day of January, 1988, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared DANTON M. CAMPBELL, to me known to be the President of Lone Star Northwest Aggregates Co., the partnership that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument.

WITNESS my hand and official seal hereto affixed the day and year in this certificate above written.

Kelli Oursen
NOTARY PUBLIC in and for the
State of Washington,
residing at Seattle.

My appointment expires 3/20/88.



8904140269

EXHIBIT A TO ASSIGNMENT OF LEASE

The Lease identified in this Assignment is more fully described as follows:

All of Assignor's right, title and interest as lessee under that certain Lease made as of the 7th day of April, 1987, between Assignor, as tenant, and Arthur A. Riedel, as landlord, pertaining to the real property commonly known as 6333 First Avenue South, Seattle, King County, Washington, as more fully described in Exhibit B to this Assignment (the "Premises"), together with the tenant's option to purchase the Premises, as more fully described in section 18 of the Lease, which section provides in relevant part that during the first lease year the tenant shall have the option to purchase the Premises for \$2,500,000, and that during the remaining four lease years, tenant shall have the option to purchase the Premises for the fair market value of the Premises but not less than \$2,500,000.

8904140269

EXHIBIT "B"

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE NORTH LINE OF SAID SECTION 30, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE LEFT BANK OF THE DUNAMISH RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE SOUTH 38 DEGREES 29'35" WEST 211.96 FEET;
THENCE SOUTH 28 DEGREES 36'53" WEST 227.83 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, EXTENDED WESTERLY;
THENCE NORTH 21 DEGREES 14'08" WEST 168.71 FEET;
THENCE NORTH 43 DEGREES 00'00" WEST 83.00 FEET;
THENCE NORTH 29 DEGREES 53'50" EAST 272.99 FEET;
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET;
THENCE NORTH 61.15 FEET ALONG A LINE PARALLEL WITH AND 132.00 FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 470721 AND 465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;
THENCE NORTH 89 DEGREES 23'29" EAST 132.00 FEET ALONG A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19, TO A POINT ON THE SAID WEST MARGIN OF 1ST AVENUE SOUTH;
THENCE SOUTH ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH 237.25 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE;
THENCE SOUTH 35 DEGREES 52'24" WEST ALONG SAID MEANDER LINE 0.12 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4, EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, LYING BETWEEN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AND NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, OF SAID ADDITION, EXTENDED WESTERLY, EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 34, ALL IN JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY, WASHINGTON SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, FOR STREET PURPOSES BY ORDINANCE NOS. 82138, 82137 AND 82492 OF THE CITY OF SEATTLE.

8904140269



Chicago Title Insurance Company

FILED FOR RECORD AT REQUEST OF

APR 12 1991

THIS SPACE PROVIDED FOR RECORDER'S USE	
KING COUNTY NO EXCISE TAX DUE APR 12 1991 E1183771	
91-04-12	#0984
REC'D F	12.00
REC'FEE	2.00
CASHSL	***14.00

WHEN RECORDED RETURN TO
Russell F. Tousley, Esq.
Name TOUSLEY BRAIN
Address AT&T Gateway Tower, Suite 5600
700 Fifth Avenue
City, State, Zip Seattle, WA 98104

Statutory Warranty Deed

THE GRANTOR LONE STAR NORTHWEST, a Washington general partnership,

for and in consideration of dissolution of Grantor

in hand paid, conveys and warrants to its general partners, Lone Star Industries, Inc., a Delaware corporation (Debtor-in-Possession), and Onoda Northwest, Inc., a Delaware corporation, as tenants in common in proportion to the balances in their respective capital accounts, the following described real estate, situated in the County of King, State of Washington:

Described on Exhibit A attached hereto.

Including without limitation all of Grantor's interest in land and all improvements and appurtenances thereon, thereto and/or therein of any kind or nature whatsoever including without limitation all buildings, concrete batch plants, crushing plants, stackers, screens, docks, conveyors and reserves including aggregates.

Subject to all liens, encumbrances, leases and any and all other matters whether or not of record.

9104120984

Dated April 12, 1991

LONE STAR NORTHWEST
a Washington general partnership

By: William C. Parfitt, Jr.
William C. Parfitt, Jr.
Vice President

STATE OF WASHINGTON } ss.
COUNTY OF _____

On this day personally appeared before me

to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that _____ signed the same as _____ free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this _____ day of _____, 19____

Notary Public in and for the State of Washington,
residing at _____
F. 9235 R. 11/84
LPB-10

STATE OF WASHINGTON } ss.
COUNTY OF KING

On this 12th day of April, 1991
before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared _____
William C. Parfitt, Jr.

_____ Vice President of Lone Star Northwest
the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said partnership for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation. Witness my hand and official seal hereto affixed the day and year first above written.

Notary Public in and for the State of Washington,
residing at Seattle, WA

EXHIBIT A

LEGAL DESCRIPTION

MAURY ISLAND - S.W. 260th, Maury Island, King County, WA.

THOSE PORTIONS OF GOVERNMENT LOT 3 IN SECTION 28, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE SOUTH 72 DEGREES 30'10" WEST 137.07 FEET;
THENCE SOUTH 1042.07 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE ALONG SAID MEANDER LINE NORTH 53 DEGREES 00' EAST 163.69 FEET;
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTHERLY 10 FEET OF SAID PORTION; AND
EXCEPT ANY PORTION THEREOF LYING WITHIN SOUTHWEST 260TH STREET AND 79TH AVE. S.W.

(BEING TRACT 9, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE NORTHERLY 10 FEET); AND

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;
THENCE SOUTH 927.47 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 10, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); AND

COMMENCING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;
THENCE SOUTH 870.17 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;
THENCE NORTH 927.47 FEET TO THE TRUE POINT OF BEGINNING;

(BEING TRACT 11, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;
EXCEPT THE NORTHEAST QUARTER THEREOF; AND
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET AND 79TH AVE. S.W.

9104120984

MAURY ISLAND - S.W. 260TH, Maury Island, King County, WA. - Continued

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 28;
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
29, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON;
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 29;

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 29;

TOGETHER WITH ALL OF GOVERNMENT LOT 5;
EXCEPT THE WEST 672-2/7 FEET OF THE NORTH 700 FEET THEREOF IN SAID
SECTION 29;

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS ADJOINING GOVERNMENT
LOTS 3 AND 4 OF SECTION 28 AND GOVERNMENT LOTS 4 AND 5 OF SAID SECTION
29;

ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, EXTENDING TO THE LINE OF EXTREME LOW TIDE.

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County WA

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE
4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT
LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY
SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE
INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST
FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645
OF THE CITY OF SEATTLE;

THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE
NORTHERLY LINE OF SLIP NUMBER 2;

THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;

THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE
BETWEEN SAID SECTIONS 19 AND 30;

THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;

THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF
THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED
WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;

THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID
WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED
TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN
KING COUNTY, WASHINGTON;

THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS
FOLLOWS:

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

THENCE NORTH 70 DEGREES 23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES; SOUTH

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

43 DEGREES 25'46" WEST 250.80 FEET;
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH
LINE OF SAID SECTION 30;
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;
THENCE SOUTH 23 DEGREES 38'45" WEST 199.24 FEET TO A POINT ON THE
EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF
BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION
19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00
FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN
COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381,
AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138
AND 82492;
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT
ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE
SOUTH;
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER
5824664.

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING.

9104120984



**Chicago Title
Insurance Company**

RECEIVED THIS DAY

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name Russell F. Tousley, Esq / TOUSLEY BRAIN

56th Floor, AT&T Gateway Tower

Address 700 Fifth Avenue

City, State, Zip Seattle, WA 98104-5056

THIS SPACE PROVIDED FOR RECORDER'S USE:

KING COUNTY
NO EXCISE TAX DUE
APR 23 1991
E1185416

Statutory Warranty Deed

THE GRANTOR

ONODA NORTHWEST, INC., a Delaware corporation,

91/04/24

#0963 1A

RECD F 12.00

REC FEE 2.00

CASH SI. ***14.00

55

~~XXXXXX~~

~~XXXXXX~~ conveys and warrants to LONE STAR NORTHWEST, INC., a Washington corporation, its wholly owned subsidiary, all of its tenancy-in-common interest in the following described real estate, situated in the County of King, State of Washington:

Described on Exhibit A attached hereto.

Including without limitation all improvements and appurtenances thereon, thereto and/or therein of any kind or nature whatsoever, including without limitation all buildings, concrete batch plants, crushing plants, stackers, screens, docks, conveyors, and reserves including aggregates.

SUBJECT TO all liens, encumbrances, leases and any and all other matters whether or not of record.

9104240963

Dated April 24, 19 91

ONODA NORTHWEST, INC.
a Delaware corporation

By: Yoshio Watanabe
Yoshio Watanabe
President

STATE OF WASHINGTON

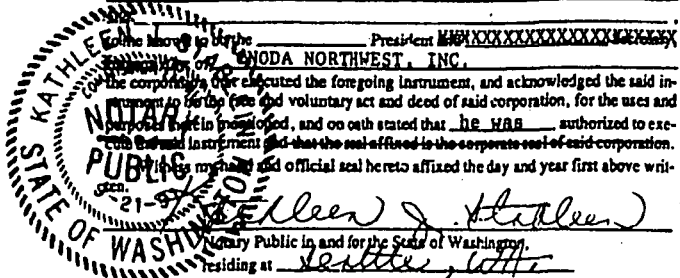
COUNTY OF KING

On this 24 day of April, 19 91
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared Yoshio
Watanabe

Known to me to be the President of ONODA NORTHWEST, INC.

the corporate officer executed the foregoing instrument, and acknowledged the said in-
strument to be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that he was authorized to exe-
cute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above writ-



Notary Public in and for the State of Washington,
residing at Seattle, WA

EXHIBIT A

LEGAL DESCRIPTION

MAURY ISLAND - S.W. 260th, Maury Island, King County, WA.

THOSE PORTIONS OF GOVERNMENT LOT 3 IN SECTION 28, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE SOUTH 72 DEGREES 30'10" WEST 137.07 FEET;
THENCE SOUTH 1042.07 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE ALONG SAID MEANDER LINE NORTH 53 DEGREES 00' EAST 163.69 FEET;
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTHERLY 10 FEET OF SAID PORTION; AND
EXCEPT ANY PORTION THEREOF LYING WITHIN SOUTHWEST 260TH STREET AND 79TH AVE. S.W.

(BEING TRACT 9, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE NORTHERLY 10 FEET); AND

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;
THENCE SOUTH 927.47 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 10, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); AND

COMMENCING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;
THENCE SOUTH 870.17 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;
THENCE NORTH 927.47 FEET TO THE TRUE POINT OF BEGINNING;

(BEING TRACT 11, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;
EXCEPT THE NORTHEAST QUARTER THEREOF; AND
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET AND 79TH AVE. S.W.

9104240963

198

MAURY ISLAND - S.W. 260TH, Maury Island, King County, WA. - Continued

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 28;
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
29, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON;
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 29;

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 29;

TOGETHER WITH ALL OF GOVERNMENT LOT 5;
EXCEPT THE WEST 672-2/7 FEET OF THE NORTH 700 FEET THEREOF IN SAID
SECTION 29;

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS ADJOINING GOVERNMENT
LOTS 3 AND 4 OF SECTION 28 AND GOVERNMENT LOTS 4 AND 5 OF SAID SECTION
29;

ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, EXTENDING TO THE LINE OF EXTREME LOW TIDE.

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County WA

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE
4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT
LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY
SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE
INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST
FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645
OF THE CITY OF SEATTLE;
THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE
NORTHERLY LINE OF SLIP NUMBER 2;
THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;
THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE
BETWEEN SAID SECTIONS 19 AND 30;
THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;
THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF
THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED
WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID
WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED
TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN
KING COUNTY, WASHINGTON;
THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS
FOLLOWS:

2 of 7

9104240963

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

THENCE NORTH 70 DEGREES 23'37" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES; SOUTH

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

43 DEGREES 25'46" WEST 250.80 FEET;
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH
LINE OF SAID SECTION 30;
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;
THENCE SOUTH 23 DEGREES 38'45" WEST 199.24 FEET TO A POINT ON THE
EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF
BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION
19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00
FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN
COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381,
AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138
AND 82492;
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT
ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE
SOUTH;
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;

447

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER
5824664.

9104240963

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

9104240963

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING.

7 of 7

25 x 11



**Chicago Title
Insurance Company**

FILED FOR RECORD AT REQUEST OF

WHEN RECORDED RETURN TO

Name Russell L. Tousley, Esq. / TOUSLEY BRAIN

Address AT&T Gateway Tower, Suite 5600
700 Fifth Avenue

City, State, Zip Seattle, Washington 98104

RECEIVED THIS DAY

APR 26 3 20 PM '91

KING COUNTY EXCISE TAX PAID	
THIS STATE PROVIDED FOR REORDER'S USE:	
APR 26 1991	
E1186060	
91/04/26	#1634 D
RECD F	12.00
REC FEE	2.00
CASHSL	****14.00
KING COUNTY EXCISE TAX PAID	
APR 26 1991	
E1186061	

Statutory Warranty Deed

THE GRANTOR LONE STAR INDUSTRIES, INC., a Delaware corporation (Debtor-In-Possession)

for and in consideration of Ten Dollars and other valuable consideration

in hand paid, conveys and warrants to LONE STAR NORTHWEST, INC., A Washington corporation, its
tenancy in common interest in
the following described real estate, situated in the County of King, State of Washington:

Described on Exhibit A attached hereto.

Including without limitation all of Grantor's interest in land and all improvements and appurtenances thereon, thereto and/or therein of any kind or nature whatsoever including without limitation all buildings, concrete batch plants, crushing plants, stackers, screens, docks, conveyors and reserves including aggregates.

Subject to all liens, encumbrances, leases and any and all other matters whether or not of record.

9104261634

Dated April 26, 1991

LONE STAR INDUSTRIES, INC.,
a Delaware corporation
(Debtor-In-Possession)

By Kurt V. Blankner
Kurt V. Blankner
Vice-President

STATE OF CONNECTICUT

COUNTY OF Fairfield

On this 19th day of April, 1991
before me, the undersigned, a Notary Public in and for the State of Wash-
ington, duly commissioned and sworn, personally appeared
Kurt V. Blankner

who
to me known to be the Vice President and Secretary
and President of LONE STAR INDUSTRIES, INC.
the corporation that executed the foregoing instrument, and acknowledged the said in-
strument to be the free and voluntary act and deed of said corporation, for the uses and
purposes therein mentioned, and on oath stated that he was authorized to exe-
cute the said instrument and that the seal affixed is the corporate seal of said corporation.

Witness my hand and official seal hereto affixed the day and year first above writ-
ten.

CORNELIA M. KRAUS
NOTARY PUBLIC
LICENSE # 84222
MY COM. EXPIRES MARCH 31, 1993

Notary Public in and for the State of Connecticut
residing at Old Greenwich

EXHIBIT A

LEGAL DESCRIPTION

MAURY ISLAND - S.W. 260th, Maury Island, King County, WA.

THOSE PORTIONS OF GOVERNMENT LOT 3 IN SECTION 28, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE SOUTH 72 DEGREES 30'10" WEST 137.07 FEET;
THENCE SOUTH 1042.07 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE ALONG SAID MEANDER LINE NORTH 53 DEGREES 00' EAST 163.69 FEET;
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;
EXCEPT THE NORTHERLY 10 FEET OF SAID PORTION; AND
EXCEPT ANY PORTION THEREOF LYING WITHIN SOUTHWEST 260TH STREET AND 79TH AVE. S.W.

(BEING TRACT 9, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF, EXCEPT THE NORTHERLY 10 FEET); AND

BEGINNING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;
THENCE SOUTH 927.47 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;
THENCE NORTH 984.77 FEET TO THE POINT OF BEGINNING;

(BEING TRACT 10, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF); AND

COMMENCING AT A POINT 1201.57 FEET WEST AND 1287.79 FEET SOUTH OF THE NORTH QUARTER CORNER OF SAID SECTION 28;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 72 DEGREES 30'10" EAST 137.07 FEET;
THENCE SOUTH 870.17 FEET TO THE GOVERNMENT MEANDER LINE;
THENCE SOUTH 53 DEGREES 00' WEST 163.69 FEET ALONG SAID MEANDER LINE;
THENCE NORTH 927.47 FEET TO THE TRUE POINT OF BEGINNING;

(BEING TRACT 11, BEACH VIEW TRACTS, ACCORDING TO THE UNRECORDED PLAT THEREOF).

TOGETHER WITH THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 28;
EXCEPT THE NORTHEAST QUARTER THEREOF; AND
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET AND 79TH AVE. S.W.

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MAURY ISLAND - S.W. 260TH, Maury Island, King County, WA. - Continued

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 28;
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION
29, TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON;
EXCEPT THAT PORTION THEREOF LYING WITHIN S.W. 260TH STREET;

TOGETHER WITH GOVERNMENT LOT 4 OF SAID SECTION 29;

TOGETHER WITH THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
SECTION 29;

TOGETHER WITH ALL OF GOVERNMENT LOT 5;
EXCEPT THE WEST 672-2/7 FEET OF THE NORTH 700 FEET THEREOF IN SAID
SECTION 29;

TOGETHER WITH ALL TIDE LANDS OF THE SECOND CLASS ADJOINING GOVERNMENT
LOTS 3 AND 4 OF SECTION 28 AND GOVERNMENT LOTS 4 AND 5 OF SAID SECTION
29;

ALL IN TOWNSHIP 22 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, EXTENDING TO THE LINE OF EXTREME LOW TIDE.

DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County WA

PARCEL A:

THOSE PORTIONS OF GOVERNMENT LOT 4, SECTION 19, TOWNSHIP 24 NORTH, RANGE
4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AND GOVERNMENT
LOT 5, SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY MARGINAL LINE OF EAST MARGINAL WAY
SOUTH WHICH BEARS SOUTH 19 DEGREES 36'23" EAST 374.34 FEET FROM THE
INTERSECTION OF SAID WESTERLY MARGINAL LINE WITH THE SOUTH LINE OF WEST
FIDALGO STREET, AS SAID STREET WAS ESTABLISHED BY ORDINANCE NUMBER 80645
OF THE CITY OF SEATTLE;
THENCE CONTINUING SOUTH 19 DEGREES 36'23" EAST 330.22 FEET TO THE
NORTHERLY LINE OF SLIP NUMBER 2;
THENCE SOUTH 43 DEGREES 30'30" WEST 406.28 FEET;
THENCE SOUTH 27 DEGREES 45'30" WEST 335.58 FEET TO THE SECTION LINE
BETWEEN SAID SECTIONS 19 AND 30;
THENCE SOUTH 71 DEGREES 55'46" WEST 50 FEET;
THENCE SOUTH 25 DEGREES 46'00" WEST 198.878 FEET TO THE INTERSECTION OF
THE EASTERLY LINE OF DUWAMISH WATERWAY AS NOW LOCATED AND ESTABLISHED
WITH THE NORTHERLY LINE OF SAID SLIP NUMBER 2;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG THE EASTERLY LINE OF SAID
WATERWAY 570.30 FEET TO THE SOUTHERLY BOUNDARY OF THAT PROPERTY CONVEYED
TO KAISER GYPSUM CO. BY DEED RECORDED UNDER RECORDING NUMBER 4406913, IN
KING COUNTY, WASHINGTON;
THENCE FOLLOWING SAID SOUTHERLY BOUNDARY ALONG THE COURSES DESCRIBED AS
FOLLOWS:

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

THENCE NORTH 70 DEGREES 23'17" EAST 34 FEET TO AN ANGLE POINT IN SAID SOUTHERLY BOUNDARY;
THENCE SOUTH 49 DEGREES 16'06" EAST 134.10 FEET;
THENCE NORTH 40 DEGREES 43'54" EAST 616.98 FEET;
THENCE NORTH 70 DEGREES 02'54" EAST 97.67 FEET TO A POINT WHICH BEARS SOUTH 9 DEGREES 23'54" WEST FROM THE TRUE POINT OF BEGINNING;
THENCE NORTH 9 DEGREES 23'54" EAST 137.11 FEET TO THE TRUE POINT OF BEGINNING.

PARCEL B:

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST 16.38 FEET TO THE WEST MARGIN OF FIRST AVENUE SOUTH AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492;
THENCE NORTH ALONG SAID WEST MARGIN 474.78 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE WEST 132.00 FEET TO AN INTERSECTION WITH THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE NORTH 43 DEGREES 25'46" EAST ALONG SAID MEANDER LINE 154.38 FEET TO AN INTERSECTION WITH THE WESTERLY MARGIN OF EAST MARGINAL WAY, AS ESTABLISHED BY CITY OF SEATTLE ORDINANCE NO. 32881;
THENCE SOUTH 19 DEGREES 36'23" EAST ALONG SAID WESTERLY MARGIN 77.10 FEET TO AN INTERSECTION WITH THE BEFORE DESCRIBED WEST MARGIN OF FIRST AVENUE SOUTH;
THENCE SOUTH 39.49 FEET TO THE POINT OF BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, BOTH IN TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE NORTH LINE OF SECTION 30, WHICH POINT LIES SOUTH 89 DEGREES 23'29" WEST 148.38 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE NORTH 176.19 FEET ALONG A LINE WHICH IS PARALLEL WITH AND 132.00 FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492 TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 300.00 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE ALONG SAID MEANDER LINE THE FOLLOWING COURSE AND DISTANCES; SOUTH

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DUWAMISH CONCRETE PLANT - 5975 East Marginal Way S., King County, WA. - Continued

43 DEGREES 25'46" WEST 250.80 FEET;
THENCE SOUTH 27 DEGREES 56'40" WEST 336.82 FEET TO A POINT ON THE NORTH
LINE OF SAID SECTION 30;
THENCE SOUTH 71 DEGREES 48'51" WEST 50.00 FEET;
THENCE SOUTH 23 DEGREES 38'45" WEST 199.24 FEET TO A POINT ON THE
EASTERLY RIGHT OF WAY OF COMMERCIAL WATERWAY DISTRICT NO. 1;
THENCE SOUTH 19 DEGREES 35'39" EAST ALONG SAID RIGHT OF WAY 236.33 FEET;
THENCE NORTH 29 DEGREES 53'50" EAST 589.99 FEET;
THENCE NORTH 46 DEGREES 29'18" EAST 125.00 FEET TO THE TRUE POINT OF
BEGINNING;

ALSO

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION
19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19;
THENCE SOUTH 89 DEGREES 23'29" WEST ALONG THE SOUTH LINE OF SAID SECTION
19, 148.38 FEET TO A POINT ON A LINE WHICH IS PARALLEL WITH AND 132.00
FEET WEST OF THE WEST MARGIN OF 1ST AVENUE SOUTH AS ESTABLISHED IN
COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381,
AS PROVIDED BY CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138
AND 82492;
THENCE NORTH ALONG SAID PARALLEL LINE 237.34 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE CONTINUING NORTH ALONG SAID PARALLEL LINE 238.85 FEET TO A POINT
ON THE GOVERNMENT MEANDER LINE OF THE RIGHT BANK OF THE DUWAMISH RIVER;
THENCE EAST 132.00 FEET TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE
SOUTH;
THENCE SOUTH ALONG SAID WEST MARGIN 237.44 FEET;
THENCE SOUTH 89 DEGREES 23'29" WEST 132.00 FEET TO THE POINT OF BEGINNING.

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ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA.

PARCEL A:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF
SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING
COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING; AND

TOGETHER WITH EASEMENTS AND RIGHTS OF WAY FOR RAILROAD SPUR TRACKS AND
APPURTENANCES THERETO AS ESTABLISHED BY INSTRUMENTS RECORDED APRIL 10,
1944 IN VOLUME 2218 OF DEEDS, PAGE 502, UNDER RECORDING NUMBER 3379020,
RECORDED APRIL 10, 1944 IN VOLUME 2218 OF DEEDS, PAGE 504, UNDER
RECORDING NUMBER 3379021, AND RECORDED APRIL 27, 1944 IN VOLUME 2224 OF
DEEDS, PAGE 301, UNDER RECORDING NUMBER 3383330;

TOGETHER WITH THE RIGHT TO EXTEND SAID EASEMENTS TO THE NORTH LINE OF THE
SOUTH 16.83 FEET OF GOVERNMENT LOT 7, SECTION 19, TOWNSHIP 24 NORTH,
RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, AS
RESERVED IN INSTRUMENT RECORDED DECEMBER 21, 1964 UNDER RECORDING NUMBER
5824664.

9104261634

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

PARCEL B:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST 1,303.09 FEET. ALONG THE QUARTER SECTION LINE, TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 181.22 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST, ALONG SAID EASTERLY MARGIN, A DISTANCE OF 734.46 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET, TO THE WEST LINE OF GOVERNMENT LOT 6 IN SAID SECTION 19;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 600 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.01 FEET TO THE TRUE POINT OF BEGINNING;
EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING:

THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY SUPERIOR COURT CAUSE NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE POINT OF BEGINNING; AND
EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

9104261634

ASH GROVE PROPERTY - 5906 W. Marginal Way S.W., King County, WA. - Continued

COMMENCING AT THE CENTER OF SAID SECTION 19;
THENCE SOUTH 00 DEGREES 24'18" EAST ALONG THE QUARTER SECTION LINE, A
DISTANCE OF 1,303.09 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42'22" WEST, A DISTANCE OF 180.79 FEET TO THE
EASTERLY LINE OF WEST MARGINAL WAY;
THENCE SOUTH 10 DEGREES 25'13" EAST ALONG SAID EASTERLY LINE, A DISTANCE
OF 51.69 FEET;
THENCE SOUTH 88 DEGREES 38'30" EAST, A DISTANCE OF 185.22 FEET TO A METAL
FENCE POST AS EXISTED ON JANUARY 11, 1985;
THENCE SOUTH 38 DEGREES 14'58" EAST, A DISTANCE OF 287.73 FEET TO A METAL
FENCE POST;
THENCE SOUTH 00 DEGREES 38'23" EAST, A DISTANCE OF 16.22 FEET;
THENCE NORTH 87 DEGREES 14'06" EAST, A DISTANCE OF 277.43 FEET;
THENCE NORTH 89 DEGREES 33'44" EAST, A DISTANCE OF 241.00 FEET;
THENCE SOUTH 00 DEGREES 25'31" EAST, A DISTANCE OF 18.36 FEET;
THENCE NORTH 89 DEGREES 34'29" EAST, A DISTANCE OF 207.73 FEET;
THENCE SOUTH 19 DEGREES 35'39" EAST, A DISTANCE OF 412.87 FEET TO THE
NORTH LINE OF AN EASEMENT FOR INGRESS AND EGRESS;
THENCE NORTH 89 DEGREES 31'42" EAST ALONG SAID NORTH LINE, A DISTANCE OF
102.20 FEET TO THE WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 572.48 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 180.39 FEET;
THENCE NORTH 00 DEGREES 28'09" WEST, A DISTANCE OF 154.78 FEET;
THENCE SOUTH 89 DEGREES 31'51" WEST, A DISTANCE OF 785.04 FEET TO THE
TRUE POINT OF BEGINNING;

TOGETHER WITH AN EASEMENT AND RIGHT OF WAY FOR NON-EXCLUSIVE USE FOR
INGRESS AND EGRESS FOR ALL MANNER AND KIND OF VEHICULAR AND FOOT TRAFFIC,
AS ESTABLISHED BY INSTRUMENT RECORDED SEPTEMBER 17, 1973 UNDER RECORDING
NUMBER 7309170316, OVER, ALONG, UPON AND ACROSS THAT PORTION OF THE
SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 24
NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON,
DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 19;

THENCE SOUTH 00 DEGREES 24'18" EAST, A DISTANCE OF 2,024.80 FEET, ALONG
SAID QUARTER SECTION LINE TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 31'42" EAST, A DISTANCE OF 1,162.82 FEET, TO THE
WESTERLY MARGIN OF THE DUWAMISH WATERWAY;
THENCE NORTH 19 DEGREES 35'39" WEST, ALONG SAID WESTERLY MARGIN, A
DISTANCE OF 27.52 FEET;
THENCE SOUTH 89 DEGREES 31'42" WEST, A DISTANCE OF 1,211.69 FEET, TO THE
EASTERLY MARGIN OF WEST MARGINAL WAY, AS ESTABLISHED UNDER KING COUNTY
SUPERIOR COURT CAUSZ NUMBER 128924;
THENCE SOUTH 10 DEGREES 25'07" EAST ALONG SAID EASTERLY MARGIN, A
DISTANCE OF 25.65 FEET;
THENCE SOUTH 89 DEGREES 42'22" EAST, A DISTANCE OF 53.50 FEET TO THE TRUE
POINT OF BEGINNING.

9104261634

RECEIVED THIS DAY

CHICAGO TITLE INSURANCE COMPANY
has placed the documents of
record in a customer custody
and accepts no liability for
the accuracy or validity of
the document.

Recorded at the Request of *11/22 3 3-1991*
and after Recording Return to

Russell F. Tousley, Esq.
Tousley Brain
56th Floor, AT&T Gateway Tower
700 Fifth Avenue
Seattle, Washington 98104-5056

9105222 #1588 1R
RECD F 10.00
RECFF 2.00
CRSHSL ***12.00
SS

ASSIGNMENT AND ASSUMPTION OF LEASE

This ASSIGNMENT AND ASSUMPTION OF LEASE (this "Assignment") is made as of April 30, 1991 between LONE STAR NORTHWEST, a Washington general partnership ("Assignor"), whose address is 5975 E. Marginal Way, Seattle, Washington, 98134, and LONE STAR NORTHWEST, INC., a Washington corporation ("Assignee"), whose address is 5975 E. Marginal Way, Seattle, Washington, 98134, and is based upon the following facts:

A. Assignor's predecessor in interest, Lone Star Industries, Inc., a Delaware corporation ("LSI"), and Arthur A. Riedel ("Landlord") entered into that certain lease dated as of April 7, 1987 (the "Lease") in which Landlord leased to LSI certain premises located in the City of Seattle, State of Washington, more particularly described on Exhibit A attached to this Assignment (the "Premises"). A memorandum of the Lease was recorded in the records of King County, Washington, under instrument number 8704081471. LSI's interest in the Lease has been assigned to Assignor pursuant to an instrument recorded in the records of King County, Washington, under instrument number 8904140269.

B. Assignor desires to assign all its right, title and interest as tenant in the Lease to Assignee, incident to a reorganization of Assignor.

NOW, THEREFORE, in consideration of the foregoing recitals of fact and the mutual terms, covenants and conditions set forth herein, Assignor and Assignee agree as follows:

1. Assignor assigns and transfers to Assignee all of Assignor's right, title and interest in the Lease, including Assignor's entire rights and interests in the Premises and its rights under Section 18 of the Lease. Assignee accepts the assignment and transfer and assumes and agrees to perform each and all of the obligations to be performed by the tenant under the

14951002A021A.RPT
5/15/91

Filed by Chicago Title Insurance Co.
Ref. # *W31066-16*

9105221588

Lease, effective as of the date specified in paragraph 2 of this Assignment. This assumption and agreement are for the benefit of both Assignor and Landlord and may be enforced by either or both of them.

2. The assignment in this Agreement shall take effect at 11:59 p.m. on April 30, 1991, and Assignor shall give possession of the Premises to Assignee on that date.

3. The assignment and assumption contained herein shall not relieve, release, discharge or otherwise affect the liability of Assignor for the performance by Assignor of the obligations of the tenant under the Lease, including the obligation to pay rent. Assignor shall remain fully liable on account of the obligations of the tenant under the Lease.

4. If any party commences an action against any other party hereto arising out of or in connection with this Assignment, the prevailing party or parties shall be entitled to recover from the losing party or parties reasonably attorneys' fees and costs of suit.

5. Assignee agrees that its address for purposes of Section 19 of the Lease is as follows:

President
Lone Star Northwest, Inc.
5975 E. Marginal Way S.
Seattle, WA 98134
Facsimile No.: (206)764-3012

6. Except as amended and assigned hereby, the lease is affirmed by the parties and continues in full force and effect.

9105221588

IN WITNESS WHEREOF, the parties hereto have executed this Assignment as of the date first above written.

Assignor:

LONE STAR NORTHWEST,
a Washington general partnership

By: ONODA NORTHWEST, INC.,
a Delaware corporation
a general partner

By *Yoshio Watanabe*
Yoshio Watanabe
Its: President

Assignee:

LONE STAR NORTHWEST, INC.,
a Washington corporation

By *P. R. Mickelson*
Philip R. Mickelson
Its: President

9105221588

Consent

In partial consideration for the representations, warranties, assumption and undertakings of Assignee contained in the foregoing Assignment, and subject to the provisions of paragraph 3 thereof, the undersigned (as landlord under the Lease described therein) consents to such Assignment and the assignment and transfer to Assignee of the tenant's interest in said Lease. Landlord does not hereby waive or relinquish its right to object, in accordance with applicable provisions of the Lease as amended hereby, to any subsequent assignment of Assignee's interest in the Lease.

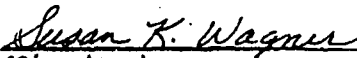
Dated: May 10, 1991.


Arthur A. Riedel

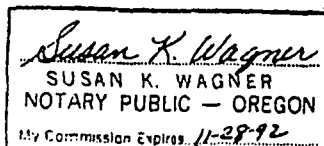
STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

I certify that I know or have satisfactory evidence that Arthur A. Riedel is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: May 10, 1991.


(Signature)

Title Executive Secretary
My Appointment expires 11-28-92



STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Yoshio Watanabe is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of ONODA NORTHWEST, INC., a General Partner of LONE STAR NORTHWEST, to be the free and voluntary act of such partnership for the uses and purposes mentioned in this instrument.



Dated: May 20, 1991

Elizabeth A. Smith
(Signature)

Notary Public
Title
My Appointment expires 2/14/95

9105221588

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

I certify that I know or have satisfactory evidence that Philip R. Mickelson is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of LONE STAR NORTHWEST, Inc. to be the free and voluntary act of such corporation for the uses and purposes mentioned in this instrument.



Dated: May 20, 1991

Elizabeth A. Smith
(Signature)

Notary Public
Title
My Appointment expires 2/14/95

EXHIBIT A

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOGETHER WITH A PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30; THENCE SOUTH 89°23'29" WEST ALONG THE NORTH LINE OF SAID SECTION 30, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF THE LEFT BANK OF THE DUKAMISH RIVER AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 38°29'35" WEST 211.96 FEET; THENCE SOUTH 28°36'53" WEST 227.83 FEET TO THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON, EXTENDED WESTERLY; THENCE NORTH 21°14'08" WEST 168.71 FEET; THENCE NORTH 43°00'00" WEST 83.00 FEET; THENCE NORTH 29°53'50" EAST 272.99 FEET; THENCE NORTH 46°29'18" EAST 125.00 FEET; THENCE NORTH 61.15 FEET ALONG A LINE PARALLEL WITH AND 132.00 FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 470721 AND 465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS. 82137, 82138 AND 82492; THENCE NORTH 89°23'29" EAST 132.00 FEET ALONG A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID SECTION 19, TO A POINT ON THE SAID WEST MARGIN OF 1ST AVENUE SOUTH; THENCE SOUTH ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH 237.25 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 35°52'24" WEST ALONG SAID MEANDER LINE 0.12 FEET, TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4, EAST, W.M., IN KING COUNTY, WASHINGTON, LYING BETWEEN THE SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AND NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9, BLOCK 34, OF SAID ADDITION, EXTENDED WESTERLY, EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND LOTS 1, 2, 3, 4, 5, 6, 7, 8 AND 9, BLOCK 34, ALL IN JOSEPH R. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, ACCORDING TO THE PLAT RECORDED IN VOLUME 13 OF PLATS, PAGE 28, IN KING COUNTY, WASHINGTON; EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381, FOR STREET PURPOSES BY ORDINANCE NOS. 82138, 82137, 82492 OF THE CITY OF SEATTLE.

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01/03/1997 28546.00 2920000.00

IF THIS DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE
IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9201090571

Order No. 861208

LEGAL DESCRIPTION:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 19,
TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF
SECTION 30, ALL IN TOWNSHIP 24 NORTH, RANGE 4 EAST W.M., DESCRIBED AS
FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 30;
THENCE SOUTH 89 DEGREES 23 MINUTES 29 SECONDS WEST, ALONG THE NORTH
LINE OF SAID SECTION, 16.45 FEET TO A POINT ON THE GOVERNMENT MEANDER
LINE OF THE LEFT BANK OF THE DUWAMISH RIVER AND THE TRUE POINT OF
BEGINNING;
THENCE SOUTH 38 DEGREES 29 MINUTES 35 SECONDS WEST 211.96 FEET;
THENCE SOUTH 28 DEGREES 36 MINUTES 53 SECONDS WEST 227.83 FEET TO THE
SOUTHERLY BOUNDARY OF LOT 9 IN BLOCK 34 OF JOSEPH R. MC LAUGHLIN'S
WATERFRONT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT RECORDED IN
VOLUME 13 OF PLATS, PAGE 28, RECORDS OF KING COUNTY, EXTENDED
WESTERLY;
THENCE NORTH 21 DEGREES 14 MINUTES 08 SECONDS 168.71 FEET;
THENCE NORTH 43 DEGREES 00 MINUTES 00 SECONDS WEST 83.00 FEET;
THENCE NORTH 29 DEGREES 53 MINUTES 50 SECONDS EAST 272.99 FEET;
THENCE NORTH 46 DEGREES 29 MINUTES 18 SECONDS EAST 125.00 FEET;
THENCE NORTH 61.15 FEET TO A POINT ON A LINE PARALLEL WITH AND 132.00
FEET WESTERLY OF THE WEST MARGIN OF 1ST AVENUE SOUTH, AS ESTABLISHED
IN COMBINED KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND
465381, AS PROVIDED BY THE CITY OF SEATTLE CONDEMNATION ORDINANCE NOS.
82138, 82137 AND 82492;
THENCE NORTH 89 DEGREES 23 MINUTES 29 SECONDS EAST 132.00 FEET, ALONG
A LINE PARALLEL WITH AND 237.34 FEET NORTH OF THE SOUTH LINE OF SAID
SECTION 19, TO A POINT ON SAID WEST MARGIN OF 1ST AVENUE SOUTH;
THENCE SOUTH, ALONG SAID WEST MARGIN OF 1ST AVENUE SOUTH, 237.25 FEET
TO A POINT ON THE SAID GOVERNMENT MEANDER LINE;
THENCE SOUTH 35 DEGREES 52 MINUTES 24 SECONDS WEST, ALONG SAID MEANDER
LINE, 0.12 FEET TO THE TRUE POINT OF BEGINNING;

TOGETHER WITH THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4
OF SECTION 30, TOWNSHIP 24 NORTH, RANGE 4 EAST W.M. LYING BETWEEN THE
SOUTHEASTERLY BOUNDARY OF SAID TRACT AND THE NORTHWESTERLY BOUNDARY OF
JOSEPH E. MC LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE,
AND LYING NORTHERLY OF THE SOUTHERLY BOUNDARY OF LOT 9 OF BLOCK 24 OF
SAID ADDITION EXTENDED WESTERLY;

EXCEPT ANY PORTION THEREOF LYING WITHIN SAID JOSEPH R. MC LAUGHLIN'S
WATERFRONT ADDITION TO THE CITY OF SEATTLE;

AND TOGETHER WITH LOTS 1 THROUGH 9 IN BLOCK 34 OF JOSEPH R. MC
LAUGHLIN'S WATERFRONT ADDITION TO THE CITY OF SEATTLE, AS PER PLAT
RECORDED IN VOLUME 13 OF PLATS, PAGE 28, RECORDS OF KING COUNTY;

EXHIBIT
PAGE

A
1 of 2

RECEIVED AT THE COUNTY CLERK'S OFFICE IN THE CITY OF SEATTLE, WASHINGTON, THIS 15TH DAY OF JULY, 1961, AT 10:00 AM. IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9201090571

Order No. 861208

EXCEPT THAT PORTION OF SAID LOTS CONDEMNED IN KING COUNTY SUPERIOR COURT CAUSE NOS. 460720, 460721 AND 465381 FOR STREET PURPOSES, AS PROVIDED BY ORDINANCE NOS. 82138, 82137 AND 82492 OF THE CITY OF SEATTLE;

SITUATE IN THE CITY OF SEATTLE, COUNTY OF KING, STATE OF WASHINGTON.

NOTICE: IF THE DOCUMENT IN THIS FRAME IS LESS CLEAR THAN THIS NOTICE IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9201090571

EXCEPTIONS TO TITLE

Warranty Deed from Arthur A. Riedel
to Lone Star Northwest, Inc.

The title herein conveyed is subject to the following exceptions:

1. Unpatented mining claims; reservations or exception in patents or in Acts authorizing the issuance thereof; Indian treaty or aboriginal rights, including but not limited to, easements or equitable servitudes; water rights, claims or title to water.
2. Right of use, control or regulation by the United States of America in the exercise of powers over navigation; any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or to use any portion of the land which is now or may formerly have been covered by water.
3. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings whether shown by the records of such agency or by the public records.
4. Surface water management service charges as they fall due.
5. Easement and the terms and conditions thereof disclosed by an instrument recorded under Recording No. 6508204.
6. Easement and the terms and conditions thereof under an instrument recorded September 17, 1991 at recording No. 9109170440.
7. Easement or quasi-easement as created by judgments on verdicts entered April 9, 1954 in King County Superior Court Cause Nos. 460720, 460721 and 465381 as provided for in Ordinance Nos. 82138, 82137 and 82492 respectively as disclosed by instrument recorded under Recording No. 8608130901.
8. Matters set forth by a survey recorded February 29, 1988 at Recording no. 8802299002.
9. Any question regarding the location of lateral boundaries of the second class shore lands.
10. Any change in the boundary or legal description of the real property, or title to the estate insured, that may arise due to the shifting and changing in the course of the Duwamish River (Waterway Slip No. 2) irrespective of how it occurs.
11. Rights of the United State of America, the State of Washington or King County, Washington in and to that portion of the property herein described which lies below the line of ordinary high water of the Duwamish River (Waterway Slip No. 2) including,

IN THE EVENT OF A DISCREPANCY BETWEEN THIS NOTICE AND THE ORIGINAL RECORD, IT IS DUE TO THE QUALITY OF THE DOCUMENT.

9201090571

but not limited to, that portion governed by R.C.W. 79.90, 79.93, 79.95 and 91.08.

12. Rights and easements of the public for commerce, navigation, recreation and fisheries.

13. Duties and obligations of beneficial crossing agreement recorded under Recording No. 7203130323.

14. Agreements and liability for terms of beneficial pipeline crossing easement, recorded under Recording No. 8303180557.

15. Any service, installation, connection, maintenance or construction charges for sewer, water, electricity, or garbage collection or disposal or other utilities.

16. Any liens, charges or other rights imposed on the property due to the grantee's activities thereon.

deed, rym

STATUTORY WARRANTY DEED

LONE STAR NORTHWEST, INC.
5975 E. Marginal Way South
Seattle, WA 98134

The Grantor, Arthur A. Riedel, for and in consideration of Two Million Five Hundred Twenty Thousand and No/100's Dollars (\$2,520,000.00) in hand paid, conveys and warrants to Lone Star Northwest, Inc. the following described real estate:

FOR THE LEGAL DESCRIPTION OF THE PROPERTY TO
BE CONVEYED, SEE EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF BY THIS REFERENCE AND
SUBJECT TO THOSE EXCEPTIONS OF EXHIBIT "B" HERETO

situated in the county of King, State of Washington.

Dated this 6th day of January, 1992

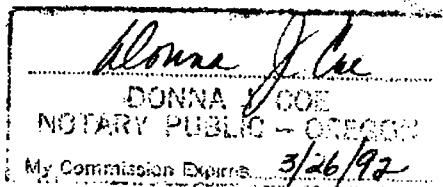

Arthur A. Riedel

STATE OF OREGON)
County of Multnomah) ss.

On this day personally appeared before me Arthur A. Riedel to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed for the uses and purposes therein mentioned.

Given under my hand and official seal this 6th day of January, 1992.


NOTARY PUBLIC FOR OREGON
My Commission Expires: 3/26/92



FILED FOR RECORD AT REQUEST OF
ORANGE AMERICA TITLE
INSURANCE COMPANY
390 100th Ave. N.E.
P.O. BOX 1493
Bellevue, WA 98009

PAGE 1 - STATUTORY WARRANTY DEED

WARRANTY.AAR
01/06/92-2

61225758 01/09/1992 28556.00 2520000.00

9201090571

861208/65876000

920109-0571 11:13:00 AM KING COUNTY RECORDS 005 SM 11:00

Parcel 11

RETURN TO:

JAMES HARDIE GYPSUM (NEVADA), INC.
12720 GATEWAY DRIVE, SUITE 208
SEATTLE, WA 98134

STATUTORY WARRANTY DEED

11/4

FILED BY PNWT

PACIFIC NORTHWEST TITLE COMPANY 29968312



Reference # (if applicable)

Additional on Page:

Grantor(s):

LONE STAR NORTHWEST, INC.

Additional on Page:

Grantee(s):

JAMES HARDIE GYPSUM (NEVADA), INC.

Additional on Page:

Legal Description:

PTN. GOVT LOT 4, 19-24-04

Additional on Page:

Assessor's Tax Parcel ID#

192404-9075-08

different IP! ?

THE GRANTOR LONE STAR NORTHWEST, INC., a Washington Corporation

for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE
CONSIDERATION

in hand paid, conveys and warrants to JAMES HARDIE GYPSUM (NEVADA), INC., a
Nevada Corporation

the following described real estate, situated in the County of KING, State of Washington:
SEE EXHIBIT "A" ATTACHED HERETO AND A PART HEREOF.
SUBJECT TO: EXHIBIT "B" ATTACHED HERETO

Dated:

May 23, 1997

LONE STAR NORTHWEST, INC.

E1545766 05/28/97 4895.00 275000.00

9705280615

970528-0615 10:05:00 AM KING COUNTY RECORDS 004 CC 11.00

NOTARY PAGE

STATE OF WASHINGTON)
) ss.
County of _____)

I hereby certify that I know or have satisfactory evidence that _____

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument and acknowledged it to be (his, her, their) free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: _____

Notary Public in and for the State of Washington

Printed Name _____

Residing at _____

My appointment expires _____

STATE OF WASHINGTON)
) ss.
County of King)

I hereby certify that I know or have satisfactory evidence that Allen Hamblen

is the person(s) who appeared before me, and said person(s) acknowledged that (he, she, they) signed this instrument, on oath stated that he is authorized to execute the instrument and acknowledge it as the President of LONE STAR NORTHWEST, INC., a Washington Corporation to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: 5/23/97

Notary Public in and for the State of Washington

Printed Name _____

Residing at Seattle

My appointment expires 11/29/97



9705286615

EXHIBIT "A"

That portion of Government Lot 4, Section 19, Township 24 North, Range 4 East, W.M., in King County, Washington, described as follows:

Commencing at the intersection of the southerly right-of-way margin of West Fidalgo Street as established by the City of Seattle Ordinance No. 80645 with the westerly right-of-way margin of East Marginal Way South as now established, which point is south 19 36'23" east, a distance of 148.91 feet from the intersection of the southerly right-of-way margin of former West Fidalgo Street as described in the City of Seattle Ordinance No. 46352 with said westerly margin of East Marginal Way South;
thence south 19 36'23" east along said westerly margin of East Marginal Way South, a distance of 154.09 feet;
thence continuing south 19 36'23" east a distance of 220.25 feet;
thence south 09 23'54" west a distance of 137.11 feet;
thence south 70 02'54" west a distance of 97.67 feet;
thence south 40 43'54" west a distance of 616.98 feet to the TRUE POINT OF BEGINNING of the herein described parcel;
thence south 23 21'29" west a distance of 98.89 feet;
thence south 17 01'20" east a distance of 41.63 feet;
thence south 25 39'16" west a distance of 15.55 feet;
thence south 12 44'04" east a distance of 17.96 feet;
thence south 10 24'43" west a distance of 38.01 feet to the easterly margin of the Duwamish Waterway as established by King County Superior Court Cause No. 82673, and as shown on record of survey, recorded under Recording Number 8601139003;
thence north 19 34'20" west (calc) (north 19 35'39" west deed) along the easterly margin of said waterway, a distance of 292.18 feet;
thence north 70 23'37" east a distance of 34.95 feet (calc) (34.00 Deed);
thence south 49 16'06" east a distance of 134.10 feet to the TRUE POINT OF BEGINNING.

Remainder of Parcel

(ALSO KNOWN AS a portion of Parcel B of Lot Boundary Adjustment No. 9700280 recorded under Recording Number 9705089001.)

SUBJECT TO:

1. Covenant to bear equal shares in the cost of construction or repair of road, easement for which was granted over adjacent property by instrument recorded under Recording Number 7802150449.

2. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE:	Norwest Gypsum, Inc., a Washington corporation
PURPOSE:	Unloading gypsum rock
AREA AFFECTED:	Said premises
RECORDED:	February 15, 1978
RECORDING NUMBER:	7802150450

3. EASEMENT AND THE TERMS AND CONDITIONS REFERENCED THEREIN, INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING:

GRANTEE:	Washington Natural Gas Company, a Washington corporation, its successors and assigns
PURPOSE:	Gas pipeline or pipelines, together with the non-exclusive right of access to and from said property

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SUBJECT TO: (CONTINUED)

AREA AFFECTED:

Five (5) feet either side of the centerline of the natural gas distribution line(s) constructed or to be constructed within the northerly 137.11 feet of described property

RECORDED: March 13, 1997
RECORDING NUMBER: 9703130247

4. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN:

Oregon-Washington Railroad & Navigation Company, an Oregon corporation, and its lessee, Union Pacific Railroad Company, a Utah corporation, Northern Pacific Railway Company, a Wisconsin corporation, Great Northern Railway Company, a Minnesota corporation, and Chicago, Milwaukee, St. Paul and Pacific Railroad Company, a Wisconsin corporation; and Glacier Sand & Gravel Company, a Washington corporation

DATED: September 4, 1962
RECORDED: July 5, 1963
RECORDING NUMBER: 5606004

REGARDING:

Providing for an asphalt concrete vehicular crossing with timber guard rails over and across the railroads east marginal tract. The licensee agrees to indemnify the railroads by reason of this agreement.

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY AND BETWEEN:

Kaiser Cement & Gypsum Corporation
and the City of Seattle

DATED: March 23, 1973
RECORDED: April 27, 1973
RECORDING NUMBER: 7304270675

REGARDING:

For and in consideration of a permit to construct a side sewer to connect these premises in such manner that portions of said side sewer are covered without inspection not conforming to the requirements of Ordinance No. 97016 as amended, of the City of Seattle, do hereby agree to indemnify and save harmless the City of Seattle from all future damages resulting from such connection.

6. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:

BY: Henry David House
DATED: May 4, 1994
RECORDED: October 5, 1994
RECORDING NUMBER: 9410050965
REGARDING: Covenant geologic hazard area

7. Any question that may arise due to shifting and changing in course of the Duwamish River.
8. Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now or has been formerly covered by water.
9. Paramount rights and easements in favor of the United States for commerce, navigation, fisheries and the production of power.

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